THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230544692** Karen Johnson Davidson County Batch# 1025793 **DEEDWARR** 07/13/2023 10:22:49 AM 2 pgs Fees: $13.00 Taxes: $2,682.50 20230713-0053677	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $725,000.00. Affiant Subscribed and sworn to before me, this 11th day of July, 2023. Notary Public My Commission Expires

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY SEPTEMBER 08, 2025 MY COMMISSION EXPIRES SEZEN YILMAZ

WARRANTY DEED

Address New Owner: Henry Bogdanov and Natalie Bogdanov, and Samuel Benjamin Bogdanov 6215 California Avenue Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091020O00201CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Whole Ham, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Henry Bogdanov and Natalie Bogdanov, husband and wife and Samuel Benjamin Bogdanov, unmarried as joint tenants with right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 6215 on the plan of 6213 California Ave. Commons, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 6213 California Ave. Commons, a Horizontal Property Regime with Private Elements of record in Instrument No. 20220401-0038088, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to WHOLE HAM, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from JOHN E. JOHNSON, of record in Instrument No. 20220309-0026898, dated March 7, 2022, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for P/O Map-Par. 091-02-0-043.00.

Matters shown on the Plan of record in Plat Book 161, page 75, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20220401-0038088, said Register's Office.

Notice of Completion of record in Instrument No. 20230609-0043955, said Register's Office.

This is improved property located at 6215 California Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of July, 2023.

Whole Ham, LLC

RW Scott, II Member

By: Richard W. Scott, II, Authorized Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Richard W. Scott, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the authorized member (or other officer authorized to execute the instrument) of Whole Ham, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand, at office, this 11th day of July, 2023.



Notary Public

My Commission Expires: _____