THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230544652**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,197,000.00. Affiant Subscribed and sworn to before me, this 20th day of July, 2023. Notary Public My Commission Expires: 11.3.2025

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

Karen Johnson Davidson County
Batch# 1029076 DEEDWARR
07/21/2023 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $4,428.90
20230721-0056204

WARRANTY DEED

Address New Owner: Burstein Thakar Investment, LLC 1511 16th Ave S Unit E Nashville TN 37212	Send Tax Bills To: 73 Bonnie Brook Ave Edison, NJ 08817	Tax Information: Tax Parcel ID No. 104 08 0T 005.00

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, **16th Avenue, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Burstein Thakar Investment, LLC, a Tennessee limited liability company,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. E of Homes at 1511 16th Avenue South, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 1511 16th Avenue South, a Horizontal Property Regime, of record in Instrument Number 20210715-0095161, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to 16th Avenue, LLC, a Tennessee limited liability company, by Warranty Deed from Groveland Investment Group, a Tennessee general partnership, of record in Instrument No. 20210205-0016821, in the Register's Office of Davidson County, Tennessee, dated January 27, 2021, and recorded on February 05, 2021.

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.

Taxes for the year 2023 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Re-Subdivision of Parts of Lots #47 & #54 on the Plan of O.B. Hayes Rokeby Addition, as recorded in Instrument No. 20201006-0115875.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210715-0095161.

Covenants, Conditions and Restrictions as set forth in Stormwater Facilities and Systems recorded in Instrument No. 20220304-0025189.

Letter of Responsibility recorded in Instrument No. 20211201-0158412.

This is improved property located at 1511 16th Ave S Unit E Nashville TN 37212

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 20th day of July, 2023.

16th Avenue, LLC

By: Douglas Revere, Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Douglas Revere, 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 Managing Member of 16th Avenue, LLC, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity.

Witness my hand, at office, this 20th day of July, 2023.

Notary Public
My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7.20.23 (date of document).

Affiant Signature

7.20.23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20 day of July, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

