THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230644930**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,250,000.00. Affiant Subscribed and sworn to before me, this 27th day of July, 2023. Notary Public My Commission Expires

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

Karen Johnson Davidson County
Batch# 1032640 DEEDWARR
07/31/2023 11:21:43 AM 2 pgs
Fees: $13.00 Taxes: $4,625.00

20230731-0058813

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jacques Bassam Basna 14951 SW 160th Street Miami, FL 33187	New Owner	Tax Parcel ID No. 104 08 0T 003.00

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 **Jacques Bassam Basna, married**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Certain units located in Davidson County, Tennessee, being known and designated as Unit No. C 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 amended is Instrument No. 20230622-0047270, in the Register's office for Davidson County, Tennessee, and with said Units being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being 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 for 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 O. B. Hayes Plan, as recorded in Plat Book 21, Page 87.

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 amended is Instrument No. 20230622-0047270.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant recorded in Book 9500, Page 113.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants recorded in Instrument No. 20220304-0025189.

This is improved property located at 1511 16th Avenue South Unit C 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 27th 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 26th day of July, 2023.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026