Karen Johnson Davidson County
Batch# 1033870 DEEDWARR
08/02/2023 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $4,795.20
20230802-0059772

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230544784**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,296,000.00. Affiant Subscribed and sworn to before me, this 2nd day of August, 2023. Notary Public My Commission Expires: 09/03/2027

EMILY MATHENEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: H&W Music Row, LLC 2020 Fieldstone Pkwy Ste 900-264 Franklin, TN 37069	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104 08 0T 004.00

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 **H&W Music Row, 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:

Certain units located in Davidson County, Tennessee, being known and designated as Unit No. D 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 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 5, 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, as recorded in Plat Book 21, Page(s) 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 0.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 Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20220304-0025189.

Agreement on Sanitary Sewer Services and Connections from the property line to individual Units as set forth in instrument recorded in Instrument No. 20211201-0158412.

This is improved property located at 1511 16th Ave S Unit D 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 2nd day of August, 2023.

16th Avenue, LLC

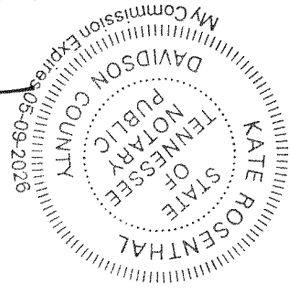
By: Douglas Revere, Managing Member

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 2nd day of August, 2023.

Notary Public
My Commission Expires: _____



Certificate of Authenticity

I, Kimberly Hollingshead, 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 08/02/2023.

Kimberly Hollingshead, Esq.

08/02/2023
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 2nd day of August, 2023.

Notary Signature

My Commission Expires 05/03/2027

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY