Karen Johnson Davidson County
Batch# 1033972 DEEDWARR
08/03/2023 08:48:30 AM 3 pgs
Fees: $18.00 Taxes: $2,719.50
20230803-0059905

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS SEVEN HUNDRED THIRTY FIVE THOUSAND AND 00/100 (735,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31ST DAY OF JULY, 2023.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Troy Zawadzki (NAME)	ANGEL OAK MTG SOLUTIONS (NAME)	**093 11 0H 025.00**
1224 Luckett Road Nashville, TN 37221 (ADDRESS)	1133 OCEAN AVENUE LAKEWOOD, NJ 08701 (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 31st day of July, 2023, the undersigned, **NASHVILLE DREAM MACHINE LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **TROY ZAWADZKI, A MARRIED MAN**, hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **65 LINDSLEY AVENUE, 312, NASHVILLE, TN 37210** and more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 312 of Muse, a Planned Unit Development with Private Elements (a Horizontal Property Regime), established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Muse, a Planned Unit Development (a Horizontal Property Regime), of record in Instrument Number 20200123-0008592 as amended in Instrument Number 20211001-0132086, and further amended in Instrument No. 20211208-0162784, 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 the same property conveyed to Nashville Dream Machine, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Dwarakanath R. Bayapureddy and Sruthi Sri Bayapureddy, tenants in common, of record in Instrument No. 20220315-0029835, in the Register's Office of Davidson County, Tennessee, dated March 07, 2022 and recorded on March 15, 2022.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.

3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 31st day of July, 2023.

GRANTOR: Nashville Dream Machine LLC
By: Luann Lee, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Luann Lee** with who I am personally acquainted, and who upon oath acknowledged themself to be the Authorized Agent by Consent Action for **Nashville Dream Machine LLC**, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of **Nashville Dream Machine LLC**, the within named Grantor, a Limited Liability Company duly existing and operating under the laws of the state of Tennessee, and that they in such capacity as Authorized Agent by Consent Action executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Limited Liability Company as Authorized Agent by Consent Action.

WITNESS my hand, at office, on this 31st day of July, 2023.

Notary Public

My Commission Expires

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

202308030059905

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 August 2, 2023 (date of document).

Affiant Signature

August 2, 2023

Date

State of TN

County of Davidson

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

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023