Karen Johnson Davidson County
Batch# 1035141 DEEDWARRSP
08/07/2023 09 29 25 AM 2 pgs
Fees. $13 00 Taxes $2,647 35
20230807-0060737

This Instrument prepared by·
Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Joseph Ramirez	**New Owner**	
1011 44TH Avenue North, #2		091-08-1A-010 00 CO
Nashville, TN 37209		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged **RSD 44TH AVENUE, LLC, a Tennessee limited liability company** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto the said **Joseph Ramirez, single man**(the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of TENNESSEE, described as follows:

Land in Davidson County, Tennessee, being Unit No 10 on the plan of 44Tenn, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 44Tenn, a Horizontal Property Regime with Private Elements of record as Instrument No 20210611-0079225, 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 RSD 44TH AVENUE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from SUDEKUM CAPITAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20180719-0070490, and as Instrument No 20180719-0070491, dated July 18, 2018, said Register's Office For further reference see Quitclaim Deed and Instrument of Consolidation of record as Instrument No 20210611-0079224, said Register's Office

THIS CONVEYANCE IS SUBJECT TO: The exceptions to title listed on the attached Exhibit "A" which is incorporated herein by reference.

This is (X) IMPROVED property known as **1011 44TH Avenue North, #2, Nashville, TN 37209**

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, and Grantee's successors and assigns forever.

And Grantors covenant with the said Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is free from all encumbrances made or suffered by Grantors except to the extent otherwise set forth herein.

And Grantors do further covenant and bind themselves, and their successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantors, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this the 1st day of August, 2023.

RSD 44TH AVENUE, LLC, a Tennessee limited liability company

BY: Red Seal Development Corp., an Illinois corporation

BY: _____
Todd Fishbein,
ITS: CEO

State of Tennessee
County of Davidson

Before me, the undersigned notary for the State and County aforesaid, personally appeared Todd Fishbein 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 CEO OF Red Seal Development Corp., an Illinois Corporaton, the Manager of RSD 44th Avenue, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such CEO executed the foregoing instrument for the purpose therein contained by personally signing the name of corporation as Manager of the limited liability company by himself as CEO.

Witness my hand and official seal at office this 1st day of August, 2023

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

_____
NOTARY PUBLIC
My Commission Expires: _____

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $715,500.00

_____
Affiant

Subscribed and sworn to before me this 1st day of August, 2023

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

_____
NOTARY PUBLIC
My Commission Expires: _____