WARRANTY DEED

Karen Johnson Davidson County
Batch# 1035572 DEEDWARR
08/07/2023 02 46 13 PM 2 pgs
Fees: $13 00 Taxes $3,145 00

20230807-0061092

File #23-TC-1006-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000 00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF July, 2023

Notary Public

MY COMMISSION EXPIRES 10/20/26 (AFFIX SEAL)

KADENCE HENRY STATE OF TENNESSEE NOTARY PUBLIC PUTNAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
OM SAI REALTY 23	OM Sai Realty 23, LLC	
(NAME)	(NAME)	072-02-0C-001.00-CO
	124 Glen Abbey Drive	
(ADDRESS)	(ADDRESS)	
	Cookeville TN 38504	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CENTRAL COAST PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **OM SAI REALTY 23 LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 1 on the Plan of Onethousandsix West Kirkland Avenue, a Horizontal Property Regime With Private Elements of record in Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20201020-0122163, as amended in Instrument No. 20210830-0116854 and further amended in Instrument No 20210310-0031698, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being a portion of the same property conveyed to Central Coast Properties, LLC, a Tennessee limited liability company by Warranty Deed from Red River Development, LLC, a Tennessee limited liability company of record in Instrument Number 20200310-0026787, in the Register's Office for Davidson County, Tennessee, dated March 06, 2020 and recorded on March 10, 2020.

This conveyance is subject to

* Taxes for the year 2023, a lien not yet due and payable
* Restrictions of record in Book 1344, Page 40, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
* Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20201020-0122163, as amended in Instrument Number 20210830-0116854 and further amended in Instrument Number 20210310-0031698, in the Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

* Charter for Homeowners Association of record in Instrument Number 20201106-0130787, in the Register's Office for Davidson County, Tennessee
* Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
* Subject to rights of others in and to the common areas and/or elements.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as **1006 West Kirkland Avenue, Unit 1, Nashville, TN 37216**

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), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness my/our hand(s) this the 28th day of July, 2023.

Central Coast Properties, LLC, a Tennessee Limited Liability Company

By: _____
Loy Carney, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Loy Carney, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Authorized Agent of Central Coast Properties, LLC, the within named bargainor, a limited liability company, and that he as Authorized Agent, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Authorized Agent

Witness my hand and seal, at office in Nashville, TN, this 28th day of July, 2023.

_____
Notary Signature

Printed Name John W. Bishop

My commission expires 8-20-2023

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204