Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230745233

Karen Johnson Davidson County
Batch# 1035762 **DEEDWARR**
08/08/2023 10 39 20 AM 2 pgs
Fees $13 00 Taxes $1,295 00

20230808-0061357

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is· $350,000 00

Affiant

Subscribed and sworn to before me, this 4th day of August, 2023

Notary Public
My Commission Expires
March 09, 2027

TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMM. EXP. MAR 09, 2027

WARRANTY DEED

Address New Owner	Send Tax Bills To:	Tax Information
Calvit Ratcliffe 2310 Elliott Ave. #820 Nashville, TN 37204 37209	New Owner	Tax Parcel ID No 105 14 0I 008 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, **3J Properties, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Calvit Ratcliffe**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 8, Studio 1 Lofts Condominium, as established under Declaration of record in Instrument No 20140715-0062248, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit

Being the same property conveyed to 3J Properties, LLC by Warranty Deed from Studio 1 Nashville Apartments, LLC, of record in Instrument No 20140807-0071318, in the Register's Office for Davidson County, Tennessee, dated August 4, 2014 and recorded on August 07, 2014

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

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Studio 1 Lofts Condominium of record in Instrument No. 20140715-0062248, also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon

Easement for Sanitary Sewers and or Storm Drainage, recorded in Book 4166, Page 14.

All of the terms and provisions set forth and contained in that certain Lease between Edwin B. Raskin Company by Rex E. Pearce, Sr. Vice President, Lessor, and Web Service Company, Inc , Lessee, a memorandum of which is recorded in Book 9188, Page 666.

All of the terms and provisions set forth and contained in that certain Lease between Studio, L.L.C. d/b/a Studio Apartments by Bill J. Simons, Sr V.P., Edwin B. Raskin Co., Chief Manager, Lessor, and Web Service Company, Inc., Lessee, a memorandum of which is recorded in Book 10983, Page 783

All of the terms and provisions set forth and contained in that certain Lease between Studio, LLC by Bill J. Simons, Senior VP, for Edwin B. Raskin Company, Chief Manager, Lessor, and Web Service Company, Inc , Lessee, a memorandum of which is recorded in Instrument No. 20030812-0114736.

This is improved property located at 801 Hillview Hts #105 Nashville TN 37204

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 4th day of August, 2023

3J Properties, LLC

By: _____
Jess Noble Judy, Jr, Sole Member

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Jess Noble Judy, Jr, 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 sole member (or other officer authorized to execute the instrument) of 3J Properties, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member

Witness my hand and official seal, at office in Nashville, Tennessee, this 4th day of August, 2023

_____
Notary Public

