20231205DON0016 Karen Johnson Davidson County Batch# 1036063 DEEDWARRSP 08/08/2023 11:49:30 AM 4 pgs Fees: $23.00 Taxes: $1,834.46 20230808-0061403	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $495,800.00. Affiant Subscribed and sworn to before me, this the 31st day of July, 2023. Notary Public My commission expires: 5/18/24

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

RYAN A. RAFFOTH NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

SPECIAL WARRANTY DEED

Address of New Owner(s):	Address of Mortgagee for tax bills if applicable:	Information for Reference Purposes:
Andriana Ilnicki	**CMG Mortgage, Inc dba CMG Home Loans**	**094120B01600CO**
24 E 7th St Apt 6D	**3160 Crow Canyon Road, Ste 400**	
New York, NY 10003	**San Ramon, CA 94583**	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Ontario Partners, Inc., a Tennessee corporation

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andriana Ilnicki, an unmarried woman

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 16 on the Plat of The Townhomes at Ontario, Exhibit B of the Declaration for The Townhomes at Ontario, a Townhouse Planned Unit Development, a Horizontal Property Regime, created pursuant to the Tennessee Horizontal Property Act, T.C.A. 66-27-101 et seq., of record in Instrument No. 20211215-0165600, and labeled as "The Townhomes at Ontario" on the plat for The Ontario, Exhibit B of the Master Declaration for The Ontario, of record in Instrument No. 20211215-0165599, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description, together with and subject to all rights and obligations appurtenant thereto as set forth in said Declaration and Master Declaration.

Being a portion of the same property conveyed to Ontario Partners, Inc., a Tennessee corporation by Quitclaim Deed from 1600 Lebanon Partners, G.P., a Tennessee general partnership of record in Instrument No. 20210315-0033883 Register's Office for Davidson County, Tennessee, dated March 10, 2021 and recorded on March 15, 2021.

This conveyance is subject to: (1) The following matters of record in the Register's Office for Davidson County, Tennessee: Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7468, Page 623, Book 7468, Page 626 and Book 7610, Page 630; Right of Way for Highway Purposes of record in Book 5245, Page 247; All matters appearing on the plat of record in Instrument Number 20141124-0108053; Letter of Responsibility for Shared Water and Sewer Systems of record in Instrument Number 20210608-0076795; Dedication of Easement and/or Public Street Right of Way of record in Instrument Number 20210412-0048014; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument Number 20160309-0022452 and Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20200923-0108889; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the

Master Declaration for The Ontario or record in Instrument Number 20211215-0165599, Declaration for The Flats at Ontario in Instrument No. 20211215-0165601 and Declaration for the Townhomes at Ontario in Instrument No. 20211215-0165600 (2) real property taxes for the year of closing (prorated) and subsequent years; (3) all matters that would be disclosed by an accurate survey and inspection of the Property; (4) all matters or conditions created by Grantee or its agents, (5) zoning and setback requirements; and (6) other condominium declarations, covenants, restrictions, general utility, sewer, and drainage easements of record.

This is improved (X) unimproved (_) property known as:1540 Lebanon Pike, #2, Nashville, TN 37210.

[signature and notary acknowledgement appears on the following page]

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 claiming the same by, through, or under the GRANTOR but no further or otherwise. 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 HANDS EFFECTIVE AS OF THE 31st day of July, 2023:

Ontario Partners, Inc., a Tennessee corporation

By: _____
Nicholas Adler, Director

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

CORPORATE ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Nicholas Adler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Director of Ontario Partners, Inc., a Tennessee corporation, the within named Grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name as such Director of Ontario Partners, Inc., a Tennessee corporation, the said Grantor.

Witness my hand, at office, this the 31st day of July, 2023.

My Commission Expires: 1/14/26

_____
Notary Public

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Jennifer G. Lloyd, 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 July 31, 2023.

Date

Affiant Signature

July 31, 2023
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 31 day of July, 2023.

Notary's Signature

My Commission Expires: 1/14/26
Date

Notary's Seal (if on paper)

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY