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

WARRANTY DEED

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES SEPTEMBER 6TH, 2025

G-VRES-23-1606

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,377,500 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF AUGUST, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 1036776 **DEEDWARR**
08/10/2023 09 50 23 AM 2 pgs
Fees $13 00 Taxes $5,096 75

20230810-0061992

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	
Five Star Marketing & Promotions, Inc	**Same as New Owner**	
(NAME)	(NAME)	**104-08-0Q-002 00**
c/o Taylor Made Lending, LLC **1400 East Oakland Park Blvd, Suite 103**		
(ADDRESS)	(ADDRESS)	
Fort Lauderdale, FL 33334		
(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, **1606 MUSIC ROW, 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 **FIVE STAR MARKETING & PROMOTIONS, INC, A FLORIDA CORPORATION,** 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 No B, 1606 16th Ave Residences, a Horizontal Property Regime with private elements, of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20190808-0078805, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the properly.

Being part of the same property conveyed to 1606 Music Row, LLC, by Warranty Deed from M D Properties, LLC, dated February 26, 2021 and recorded March 5, 2021 in Instrument No 20210305-0029142, Register's Office of Davidson County, Tennessee

This conveyance is subject to
- Taxes for the year 2023 and all subsequent years, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 87, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20190808-0078805, Register's Office for Davidson County, Tennessee
- Charter for 1606 16th Ave Residences Homeowners Association in Instrument No 20190808-0078804, Register's Office of Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **1606 16th Avenue, Unit B, Nashville, Tennessee 37212**

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 9th DAY OF AUGUST, 2023

1606 Music Row, LLC

BY._____
Rod Roudi
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROD ROUDI, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of 1606 MUSIC ROW, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th of August, 2023.

_____
Notary Public
My Commission Expires _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212