WARRANTY DEED

Karen Johnson Davidson County
Batch# 1037069 DEEDWARR
08/10/2023 12:52 22 PM 2 pgs
Fees. $13.00 Taxes $3,237 50

20230810-0062115

B-KW-23-309B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $875,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF AUGUST, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY Commission Expires 05-20-2024

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

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Brianna Castro and Cesar E. Castro	State Employees Credit Union	
(NAME) **309 B 35th Ave**	(NAME) P.O Drawer 25279	**092-13-0L-002.00CO**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) Raleigh NC 27611	
(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, **NASHVILLE INTOWN DEVELOPMENT CO., 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 **BRIANNA CASTRO AND CESAR E. CASTRO, WIFE AND HUSBAND,** 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 on the Plan of 309 35th Avenue North Commons, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20211008-0135511, 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 part of the same property conveyed to GMAT holdings, G P , a Tennessee general partnership by Warranty Deed form Richard L Jones, unmarried, dated April 1, 2016 and recorded April 11, 2016 in Instrument No. 20160411-0034552, Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Nashville Intown Development, Co LLC, a Tennessee limited liability company by Quitclaim deed from GMAT Holdings, GP, a Tennessee general partnership of record in Instrument No. 20211008-0135509 Register's Office for Davidson County, Tennessee, dated October 7, 2021 and recorded on October 8, 2021. (Value of consideration shown in aforementioned deed $0.)

This conveyance is subject to
- Taxes for the year 2023, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 67, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20211008-0135511, Register's Office for Davidson County, Tennessee.
- Charter of HOA of record in Instrument Number 20211008-0135510, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **309 B 35th Ave, Nashville, Tennessee 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(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 2nd DAY OF AUGUST, 2023.

Nashville Intown Development Co , LLC, a Tennessee limited liability company

BY: _____
Jeff Gaw
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFF GAW, 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 MEMBER of NASHVILLE INTOWN DEVELOPMENT CO , LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 2nd of August, 2023

_____
Notary Public
My Commission Expires
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

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