WARRANTY DEED

Karen Johnson Davidson County
Batch# 1044696 DEEDWARR
08/31/2023 10 47 37 AM 2 pgs
Fees $13 00 Taxes $4,763 75

20230831-0068273

MJ-P-23-160-2604

STATE OF ~~TENNESSEE~~ Illinois
COUNTY OF DAVIDSON Cook

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,287,500 00

Mark E Carr Trustee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF ~~AUGUST~~, 2023

OFFICIAL SEAL
JAMES JACKSON
Notary Public, State of Illinois
Commission No. 679593
My Commission Expires July 21, 2027
~~MY COMMISSION EXPIRES~~

Notary Public
JUL 21 2027
(AFFIX SEAL)

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)
Zehentbauer 2000 Trust dated August 12, 2000	**NEW OWNER**	
(NAME)	(NAME)	**093-06-4E-094.00-CO**
1037 Loma Ave		
(ADDRESS)	(ADDRESS)	
Coronado, CA 92118		
(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, **MARK E. CARR, TRUSTEE OF THE MARK E. CARR DECLARATION OF TRUST DATED SEPTEMBER 25, 2020,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES J. ZEHENTBAUR AND TAMARA B. ZEHENTBAUER, TRUSTEES OF THE ZEHENTBAUER 2000 TRUST DATED AUGUST 12, 2000,** 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

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

Unit 2604 of the 160 Second Avenue Private Residences Condominium, together with an undivided 0 345% interest in the common elements appurtenant thereto, in accordance with and subject to the terms, conditions, covenants, restrictions, easements, agreements or any other provisions of the Declaration establishing the 160 Second Avenue Private Residences Condominium dated December 22, 2021 and recorded in the Register's Office of Davidson, County, Tennessee on December 29, 2021 in Instrument No 20211229-0171494, and Amended and Restated Declaration establishing 160 Second Avenue Private Residences Condominium dated April 21, 2022 and recorded in the Register's Office of Davidson County, Tennessee on April 25, 2022 in Instrument No 20220425-0047381, and First Amendment to Amended and Restated Declaration establishing 160 Second Avenue Private Residences Condominium dated May 24, 2022 and recorded in the Register's Office of Davidson County, Tennessee on May 25, 2022 in Instrument No 20220525-0060949, and in accordance with and subject to the terms, conditions, covenants, restrictions, easements, agreements or any other provisions of the Declaration establishing 151 First Avenue Master Condominium dated December 22, 2021 and recorded in the Register's Office of Davidson County, Tennessee on December 29, 2021 in Instrument No 20211229-0171493, and Amended and Restated Declaration establishing 151 First Avenue Master Condominium, dated April 21, 2022 and recorded in the Register's Office of Davidson County, Tennessee on April 25, 2022 in instrument No 20220425-0047380, and First Amendment to Amended and Restated Declaration establishing 151 First Avenue Master Condominium, dated May 24, 2022 and recorded in the Register's Office of Davidson County, Tennessee on May 25, 2022 in Instrument No 20220525-0060948, each as same may now or hereafter be lawfully amended

Being the same property conveyed to Mark E Carr, Trustee of the Mark E Carr Declaration of Trust Dated September 25, 2020 by Special Warranty deed from 151 Nashville Project LP, a Delaware limited partnership of record in Instrument No 20220927-0106975 Register's Office for Davidson County, Tennessee, dated September 21, 2022 and recorded on September 27, 2022

This conveyance is subject to

- Taxes for the year 2023 and subsequent years
- Subject to all matters shown on the Plan of record as Instrument Number 20190403-0030305, and Map Book R, Pages 420, and 421, Register's Office of 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 20211229-0171494, amended and restated in Instrument No 20220425-0047381, and First Amendment to Amended and Restated Declaration in Instrument No 20220525-0060949, Register's Office for Davidson County, Tennessee
- Declaration Establishing 151 First Avenue Master Condominium of record in Instrument No 20211229-0171493, amended and restated in Instrument No 20220425-0047380 and First Amendment to Amended and Restated Declaration in Instrument No 20220525-0060948, in the Register's Office for Davidson County, Tennessee
- Declaration of Restrictive Covenants, Bonus Height Program [151 First Avenue South] of record as Instrument No. 20190617-0058068, in the Register's Office for Davidson County, Tennessee
- Notice of Land Use Restrictions of record in Instrument Number 20190312-0022309, in the Register's Office for

Davidson County, Tennessee
• Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20190320-0025463, in the Register's Office for Davidson County, Tennessee
• Easement retained by Metropolitan Government of Nashville and Davidson County, its agents, servants, contractors and utility companies, and rights to approve construction granted to the Director of Public Works and/or the Director of Water and Sewage Services, together with Nashville Electric Service, Nashville Gas Company and South Central Bell Telephone Company, as provided in Metro Council Bill No 085-726 as described in that deed of record in Instrument No 20190305-0019844 Register's Office for Davidson County, Tennessee
• Rights, obligations, and other matters disclosed by the Memorandum of Recognition Agreement of record as Instrument No 20190305-0019849, Register's Office for Davidson County, Tennessee
• Charter of 160 Second Avenue Private Residences Condominium Association, Inc of record in Instrument Number 20211220-0167932, in the Register's Office for Davidson County, Tennessee
• Right of Way of record in Book 341, Page 403, in the Register's Office for Davidson County, Tennessee
• Grant of Easement of record in Instrument Number 20201228-0153306, in the Register's Office for Davidson County, Tennessee
• Articles of Organization limited liability company of record in Instrument Number 20220118-0006890, 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 **160 2nd Avenue South #2604, Nashville, Tennessee 37201**

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 25th DAY OF AUGUST, 2023

Mark E Carr Declaration of Trust Dated September 25, 2020

BY: Mark E. Carr Trustee
Mark E Carr
Trustee

STATE OF ~~TENNESSEE~~ Illinois
COUNTY OF ~~DAVIDSON~~ Cook

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK E. CARR, TRUSTEE of MARK E CARR DECLARATION OF TRUST DATED SEPTEMBER 25, 2020, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed

Witness my hand and official seal, this the 25th of August, 2023

Notary Public
My Commission Expires JUL 21 2027
(SEAL)

OFFICIAL SEAL
JAMES JACKSON
Notary Public, State of Illinois
Commission No. 679593
My Commission Expires July 21, 2027

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