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

CRT File No. 230845673

Karen Johnson Davidson County
Batch# 1046239 **DEEDWARR**
09/05/2023 11 53.39 AM 2 pgs
Fees $13 00 Taxes $3,200 50

20230905-0069344

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $865,000 00.

Katie Bradley
Affiant

Subscribed and sworn to before me, this 31st day of August, 2023

Notary Public
My Commission Expires

VIRGINIA DESJARLAIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Coastal Marco Island, LLC and Coastal Marco Island Residential, LLC 672 Old Mill Rd. PMB #311 Millersville, MD 21108	New Owner	Tax Parcel ID No 093 11 0C 037.00

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, **6 Middleton, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Coastal Marco Island, LLC, a Florida Limited Liability Company, as to a 65% interest, and Coastal Marco Island Residential, LLC, as to a 35% interest, as tenants in common** ("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 37, as shown on the map entitled Rutledge House Condominium, of record in Plat Book 6200, Page 318 and amended in Book 11700, Page 26, as established under Master Deed of record in Book 11687, Page 739, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to 6 Middleton LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from TF Unit 1, LLC, a New York Limited Liability Company, of record in Instrument No 20230113-0003104, in the Register's Office of Davidson County, Tennessee, dated January 06, 2023 and recorded on January 13, 2023

Being the same property conveyed to TF Unit 1, LLC, a New York Limited Liability Company, by Warranty Deed from George Lee Ritzen, a Married Man, of record in Instrument No 20220901-0098615, in the Register's Office of Davidson County, Tennessee, dated August 31, 2022 and recorded on September 01, 2022

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Rutledge House Condominiums, as recorded in Plat Book 6200, Page(s) 318, as Amended in Plat Book 11700, Page 26

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Rutledge House Condominium of record in Book 11687, Page 739; 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 recorded in Book 6616, Page 614, Book 10512, Page 464 and Book 10512, Page 477.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6807, Page 851.

Easement for Water and Sewerage Services, recorded in Book 6974, Page 969.

Facade Guidelines of record in Book 7631, Page 606

This is improved property located at 6 Middleton Street Nashville TN 37210

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 31st day of August, 2023

6 Middleton, LLC

By. Benjamin Turk, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Benjamin Turk, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of 6 Middleton, LLC, the within named bargainor, and that he/she executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his/her above-stated capacity.

Witness my hand, at office, this 31st day of August, 2023

Notary ~~Public~~
My Commission Expires: 08-09-2026

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 08-09-2026