WARRANTY DEED

Karen Johnson Davidson County
Batch# 1066160 DEEDWARR
10/30/2023 03:54 56 PM 2 pgs
Fees $13 00 Taxes. $2,127 50

20231030-0084800

B-SH-23-2010A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF OCTOBER, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

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

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)
Justin Nicholas Montalbano	**Studio Bank**	
(NAME)	(NAME)	**081-07-0L-001.01-CO**
2010 14th Ave N A	**1550 West McEwen Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Franklin, TN 37067**	
(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, **2010 14TH AVE N 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 **JUSTIN NICHOLAS MONTALBANO, AN UNMARRIED MAN,** 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 A on the Plan of Twenty-Ten Fourteenth Avenue North, a Horizontal Property Regime with Private Elements (This is a Planned Unit Development Pursuant to Tennessee Code Annotated 66-27-103(B)) of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Twenty-Ten Fourteenth Avenue North, a Horizontal Property Regime with Private Elements (This is a Planned Unit Development Pursuant to Tennessee Code Annotated 66-27-103(B)), at Instrument No. 20220720-0083302, 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 a portion of the same property conveyed to Rebuilt Realty, LLC, a Kentucky Limited Liability Company by Warranty Deed from Carol Childress, a single woman of record in Instrument No. 20220523-0059837 Register's Office for Davidson County, Tennessee, dated May 20, 2022 and recorded on May 23, 2022

Being a portion of the same property conveyed to 2010 14th Ave N LLC, a Tennessee Limited Liability Company by Warranty Deed from Rebuilt Realty, LLC, a Kentucky Limited Liability Company of record in Instrument No. 20220624-0072283 Register's Office for Davidson County, Tennessee, dated June 16, 2022 and recorded on June 24, 2022.

This conveyance is subject to
- Taxes for the year 2023, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Book 17, Page 297, 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 20220720-0083302, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Charter of the Twenty-Ten Fourtheenth Avenue North Homeowners' Association, Inc of record in Instrument Number 20220801-0087528, in the Register's Office for Davidson County, Tennessee
- Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument Number 20231002-0077123, 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 **2010 14th Ave N A, Nashville, Tennessee 37208**

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 27th DAY OF OCTOBER, 2023

2010 14th Ave N LLC, a Tennessee Limited Liability Company

BY. Joseph M Roberts III

Joseph M Roberts, III
Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH M ROBERTS, III, 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 MANAGER of 2010 14TH AVE N LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MANAGER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 27th of October, 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