Karen Johnson Davidson County
Batch# 1071140 DEEDWARR
11/13/2023 03:07:30 PM 4 pgs
Fees: $23.00 Taxes: $3,977.50
20231113-0088463

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37923-10-2023**	STATE OF Tennessee COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is: $1,075,000.00. Affiant Subscribed and sworn to before me this 13th day of November, 2023. Notary Public My Commission Expires: HALEY MILLER TENNESSEE NOTARY PUBLIC My Comm Exp. May 3, 2027 COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: C&L Family Limited Partnership and Joe Wagner 700 1st Avenue North, #202 Nashville, TN 37201	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 0821140C20200CO

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, **Rich AF LLC, a Wyoming Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **C&L Family Limited Partnership, a North Carolina Partnership, and Joe Wagner, a married man** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 700 1st Avenue North, #202, Nashville, TN 37201.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 9th day of November, 2023.

Rich AF, LLC, a Wyoming limited liability company

BY: Managing Member
Jessie Phillips, Managing Member

STATE OF Tennessee

COUNTY OF Rutherford

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Jessie Phillips the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that he is the Managing Member of Rich AF, LLC, a Wyoming limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 9th day of November, 2023.

Summer Blake
Notary Public

My Commission Expires: 6-30-2026

SUMMER BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-30-2026

EXHIBIT "A"

A certain condominium located in Davidson County, Tennessee, being Unit 202 of Eve, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Eve, a Condominium of record in Instrument Number 20200928-0111243, as corrected by Scrivener's Affidavit of record in Instrument Number 20201027-0124272, as amended in Instrument Number 20210614-0079782, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on Exhibit B to said Master Deed. Together with the special rights to use the limited common elements as set out in Instrument Number 20200928-0111243 of the Declaration of Condominium for Eve, A Condominium.

Being the same property conveyed to Rich AF, LLC, a Wyoming Limited Liability Company, by Warranty Deed from OII Property, L.P., a Tennessee Limited Partnership of record in Instrument No. 20210924-0128879, in the Register's Office of Davidson County, Tennessee, dated September 22, 2021 and recorded on September 24, 2021.

This conveyance is made subject to:

1. 2023 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200928- 0111243 as corrected by Scrivener's Affidavit of record in Instrument No. 20201027-0124272 as being amended in Instrument No. 20210614-0079782, as amended in Instrument No. 20230921- 0074432.
4. Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20171218-0128663.
5. Easement for Flowage, recorded in Book 2247, Page 109.
6. Easement for Public Right-of-Way, recorded in Instrument No. 20200428-0044228.
7. Easement recorded in Book 2337, Page 283.
8. Title to that portion of the land lying below the ordinary low water mark of Cumberland River.
9. Easement for the flow of the waters of Cumberland River, and the rights of the public therein.
10. Rights of upper and lower riparian owners to the flow of the waters of the Cumberland River, free from diminution or pollution.
11. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Cumberland River.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on November 9th, 2023.

Affiant Signature

11/9/2023

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 9 day of November, 2023.

Notary Public

Notary's Seal:

