Name and Address of New Owner:
James McMann and Kristin McMann
160 2nd Avenue South, Unit 2402, Nashville, TN 37201

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1076427 DEEDWARR
11/29/2023 11:47:22 AM 3 pgs
Fees: $18.00 Taxes: $8,880.00
20231129-0092085

This Instrument Prepared By:
Mason Lillie, LLC
3401 Mallory Lane, STE. 100, Franklin, TN 37067

Map & Parcel No: 093 06 4E 079.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Robert Henderson, married** , "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **James McMann and Kristin McMann, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Unit 2402 of the 160 Second Avenue Private Residences Condominium, together with an undivided 0.580% 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.

Together with Storage Space Number 18A, which is assigned to the above-described Unit, as set forth and defined in the Master Deed

Being the same property conveyed to Robert Henderson, his/her/their heirs and assigns by Deed dated August 30, 2022 from 151 Nashville Project LP, a Delaware Limited Partnership, recorded

September 13, 2022, in Instrument Number 202209130102267, in the Official Records of Davidson County, Tennessee.

This property more commonly known as 160 2nd Avenue South, Unit 2402 , Nashville, TN 37201

This property is not a marital residence and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A § 26-2-301, et seq., or other similar statute.

This Conveyance Is Made Subject To: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of November, 2023.

_____(SEAL)
Robert Henderson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of November, 2023, before me personally appeared Robert Henderson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of November, 2023.

_____
Notary Signature
My commission expires: 10/05/2027

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $2,400,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 28th day of November, 2023.

Notary Signature
My commission expires:

