WARRANTY DEED

Karen Johnson
Batch # 1087652
01/02/2024 02:09:48 PM
Fees: $13.00 Taxes: $5,135.60

Davidson County
DEEDWARR
2 pgs

20240102-0000269

MJ-SKYLINE-23-6

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,388,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MELISSA JANSEN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON 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)
DC Russ Real Estate, LLC	**CrossCountry Mortgage, LLC**	
(NAME)	(NAME)	**071141I01400CO**
405 ABBEY LANE	**2160 Superior Ave**	
(ADDRESS)	(ADDRESS)	
Belle Vernon, PA 15012	**Cleveland, OH 44114**	
(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, **1311 BWC PARTNERS, 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 **DC RUSS REAL ESTATE, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY,** 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 14, of Skyline Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for Skyline Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument Number 20220329-0036276, as amended in Instrument Number 20220621-0070097, 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 JMR Investments, LLC by Warranty deed from Paul Edward Kimbrough, married and Clara Howser, married of record in Instrument No. 20201125-0138165 Register's Office for Davidson County, Tennessee, dated November 18, 2020 and recorded on November 25, 2020.

Being a portion of the same property conveyed to 1311 BWC Partners, LLC, by Quitclaim Deed from CW Building Group, LLC, of record in Instrument No. 20201211-0146077, Register's Office of Davidson County, Tennessee, dated and recorded December 11, 2020.

Being a portion of the same property conveyed to CW Building Group LLC by Quitclaim Deed from Matthew William White, of record in Instrument No. 20191227-0133962, Register's Office for Davidson County, Tennessee, dated December 23, 2019 and recorded on December 27, 2019.

Being a portion of the same property conveyed to 1311 BWC Partners, LLC by Quitclaim deed from CW Building Group, LLC, of record in Instrument No. 20220124-0008794, Register's Office for Davidson County, Tennessee, dated January 24, 2022 and recorded on January 24, 2022.

Being a portion of the same property conveyed to 1311 BWC Partners, LLC by Quitclaim deed from WB Capital, LLC, of record in Instrument No. 20220124-0008795 Register's Office for Davidson County, Tennessee, dated January 24, 2022 and recorded on January 24, 2022.

Being a portion of the same property conveyed to 1311 BWC Partners, LLC by Quitclaim deed from JMR Investments, LLC of record in Instrument No. 20220124-0008796 Register's Office for Davidson County, Tennessee, dated January 24, 2022 and recorded on January 24, 2022.

Being a portion of the same property conveyed to 1311 BWC Partners, LLC by Quitclaim deed from 1311 BWC Partners, LLC of record in Instrument No. 20220124-0008797 Register's Office for Davidson County, Tennessee, dated January 24, 2022 and recorded on January 24, 2022.

This conveyance is subject to:
- Taxes for the year 2023, and subsequent years.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20220329-0036276, as amended in Instrument Number 20220621-0070097, Register's Office for Davidson County, Tennessee.
- Charter of the Skyline Townhomes Homeowners Association, Inc. of record in Instrument No. 20220418-0043987, in the Register's Office for Davidson County, Tennessee.

- Agreement for Dedication of Public Right-of-Way of record in Instrument No. 20220721-0083377, 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: **1317 Baptist World Center Drive #6, Unit 14, Nashville, Tennessee 37207**.

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 29th DAY OF DECEMBER, 2023.

1311 BWC Partners, LLC

BY:_____
Matt White
Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATT WHITE, 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 AUTHORIZED MEMBER of 1311 BWC PARTNERS, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th of December, 2023.

_____
Notary Public
My Commission Expires: 5-5-25
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

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