202402150010506

Karen Johnson Davidson County
Batch# 1101376 DEEDWARRSP
02/15/2024 09:45:30 AM 5 pgs
Fees: $28.00 Taxes: $6,290.00
20240215-0010506

Special Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,700,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of February, 2024.

Notary Public

My commission expires: 4/1/24

THIS INSTRUMENT WAS PREPARED BY
KAALBERG GIESECKE, PLLC
123 South 11th Street
NASHVILLE, TN 37206

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
276 Broadmoor, LLC 625 Main Street Nashville, Tennessee 37206	New Owner	061-05-0B-002.00CO

FOR AND IN CONSIDERATION of the above captioned sum, cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **PARO SOUTH, LLC**, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto **276 BROADMOOR, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, as more particularly described on Exhibit A hereto. This is improved property commonly known as 276 Broadmoor Drive, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. 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 those permitted exceptions set forth on Exhibit B hereto and the representations and limitations as expressly provided for herein.

Grantor further covenants and bind itself, it successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor, but no others.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

[signature page follows]

IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed effective as of the 9th day of February 2024.

GRANTOR:

PARO SOUTH, LLC,
a Tennessee limited liability company

By:_____
Name: Christian J. Paro
Title: Manager and Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Christian J. Paro, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Manager and Sole Member of Paro South, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Manager and Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Paro South, LLC, by Christian J. Paro as Manager and Sole Member.

Witness my hand and seal, at office in Nashville, Tennessee, this the 9th day of February 2024.

David Grant Luiken Jr.
NOTARY PUBLIC

My Commission Expires: 11-3-25

DAVID GRANT LUIKEN, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Unit Two of that certain Declaration of Covenants, Conditions, and Restrictions Establishing and Governing 272 Broadmoor Drive, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20230927-0075964 in the Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to Paro South, LLC by Quitclaim Deed of record in Instrument No. 20141219-0116416, in the Register's Office of Davidson County, Tennessee.

Exhibit B

Permitted Exceptions

1. Taxes for the year 2024, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat at Instrument No. 20170510-0046569, in the Register's Office of Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions, and Restrictions Establishing and Governing 272 Broadmoor Drive, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20230927-0075964, in the Register's Office of Davidson County, Tennessee.

4. Agreement for Dedication Easement of record in Instrument No. 20230512-0035503, in the Register's Office of Davidson County, Tennessee.

5. Access Agreement of record in Instrument No. 20240129-0006084, in the Register's Office of Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Aaron R. Kaalberg, 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 February 9, 2024.

2/14/24
Date

ARK
Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 14th day of February 2024, personally appeared before me, Mark A. Krebs, a notary public for this county and state, Aaron R. Kaalberg, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4/1/24

