Karen Johnson
Batch # 1107458
03/05/2024 09:44:41 AM
Fees: $18.00 Taxes: $1,907.35
Davidson County
DEEDWARR
3 pgs
20240305-0015204

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FIVE HUNDRED FIFTEEN THOUSAND FIVE HUNDRED AND 00/100 (515,500.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th day of February, 2024.

Notary Public

MY COMMISSION EXPIRES: 5-5-25

(AFFIX SEAL)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-CMG-24-65-414

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
David Friedman and Yisroel Friedman (NAME)	**NEW OWNER** (NAME)	**093 11 0H 041.00**
65 Lindsley Avenue Nashville, TN 37210 (ADDRESS)	65-16 121 Street Kew Gardens, NY 11415 (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 29th day of February, 2024, the undersigned, **ALICIA MCGLADE, A MARRIED WOMAN, AND ELIZABETH ANNE AVERA, A SINGLE WOMAN**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **DAVID FRIEDMAN, A MARRIED MAN AND YISROEL FRIEDMAN, A SINGLE MAN, AS TENANTS IN COMMON,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **65 LINDSLEY AVENUE, 414, NASHVILLE, TN 37210** and more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 414 of Muse, a Planned Unit Development with Private Elements (a Horizontal Property Regime), established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Muse, a Planned Unit Development (a Horizontal Property Regime), of record in Instrument Number 20200123-0008592 as amended in Instrument No. 20211001-0132086 and Instrument No. 20211208-0162784, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Elizabeth Ann Avera and Alicia McGlade, tenants in common, by Warranty Deed from Muse Nashville, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220119-0007368, in the Register's Office of Davidson County, Tennessee, dated January 14, 2022, and recorded on January 19, 2022.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.

3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 29th day of February, 2024.

GRANTOR: Alicia McGlade

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Alicia McGlade**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 29th day of February, 2024.

Notary Public

My Commission Expires

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

GRANTOR: Elizabeth Anne Avera

STATE OF Utah)
COUNTY OF Salt Lake)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Elizabeth Anne Avera**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 29th day of February, 2024.

Notary Public

5/31/2026
My Commission Expires

CHELSY KELSCH
Notary Public - State of Utah
Comm. No. 724107
My Commission Expires on
May 31, 2026