Karen Johnson
Batch # 1114505
03/25/2024 09:48:39 AM
Fees: $18.00 Taxes: $2,941.50

Davidson County
DEEDWARRSP
3 pgs

20240325-0020374

This Instrument prepared by:
Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Andrew Wagner	New Owner	
678 Hamilton Avenue #11		105-06-0R-011.00 CO
Nashville, TN 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged **RSD Hamilton Avenue, LLC, a Tennessee limited liabilty company** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto the said **Andrew Wagner, single man** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of TENNESSEE, described as follows:

Land in Davidson County, Tennessee, being Unit No. 11, on the plan of Fusion, as shown on Exhibit "E" to the Declaration of Covenants, Conditions and Restrictions of Fusion, a Horizontal Property Regime with Private Elements of record as Instrument No. 20200313-0028238, and amended as Instrument Nos. 202107120093422, Instrument No. 20240124-004835 and Instrument No. 20240124-0004836, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being part of the same property conveyed to RSD HAMILTON AVENUE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from KERR BROTHERS & ASSOCIATES, INCORPORATED, A TENNESSEE CORPORATION, of record as Instrument Nos. 20190125-0007763 and 20190125-0007764, dated January 24, 2019, said Register's Office.

Also being part of the same property conveyed to RSD HAMILTON AVENUE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from THOMAS C. MCEWEN, TRUSTEE OF THE THOMAS C. MCEWEN REVOCABLE LIVING TRUST, by Quitclaim Deed of record as Instrument No. 20190125-0007765, dated January 24, 2019, and corrected as Instrument No. 20220609-0065944, said Register's Office. Also being part of the same property conveyed to RSD HAMILTON AVENUE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from SWAYZE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Quitclaim Deed of record as Instrument No. 20190125-0007766, dated January 24, 2019, and corrected as Instrument No. 20220609-0065943, said Register's Office. For further reference, see Quitclaim Deed of record as Instrument No. 20200312-0027871, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this the 21 day of March, 2024.

RSD Hamilton Avenue, LLC, a Tennessee limited liabilty company

BY: Red Seal Development Corp., an Illinois corporation

BY: _____
Todd Fishbein
ITS: CEO

State of Tennessee
County of Davidson

Before me, the undersigned notary for the State and County aforesaid, personally appeared Todd Fishbein with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the CEO of Red Seal Development Corp, an Illinois corporation and the Manager of RSD Hamilton Avenue, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such CEO executed the foregoing instrument for the purpose therein contained by personally signing the name of the corporation as Manager of the limited liability company by himself as CEO.

Witness my hand and official seal at office this 21 day of March, 2024

_____
NOTARY PUBLIC
My Commission Expires: _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 795,000.00

_____
Affiant

Subscribed and sworn to before me this 21 day of March, 2024.

_____
NOTARY PUBLIC
My Commission Expires: _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

This is (X) IMPROVED property known as **678 Hamilton Avenue 11, Nashville, TN 37203**

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, and Grantee's successors and assigns forever.

And Grantors covenant with the said Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is free from all encumbrances made or suffered by Grantors except to the extent otherwise set forth herein.

And Grantors do further covenant and bind themselves, and their successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantors, but not further or otherwise.