Karen Johnson Davidson County
Batch# 1130581 DEEDWARR
05/03/2024 09:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20240503-0032504

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Michelle Kendig
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF APRIL, 2024.

Patricia L Hurst
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) PATRICIA L. HURST STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 03-15-2025

G-P-24-415-1604

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)
SBC Property, LLC	New Owner	
(NAME) **415 Church St #1604**	(NAME) 331 Lexington Manor Ln	**093-06-1J-096-00**
(ADDRESS) **Nashville, TN 37219**	(ADDRESS) Eads, TN 38028	
(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, **IASIDOK, LLC , A DELAWARE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SBC PROPERTY, LLC, A TENNESSEE 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1604 of Viridian Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Viridian of record in Instrument Number 20061004-0122833, and Addendum of record in Instrument No. 20061004-0122834, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof.

Being the same property conveyed to Iasidok, LLC, a Delaware Limited Liability Company by Warranty Deed from Ian Wesley Miller and Teresa Ivey Miller, Trustees of the Miller Trust dated November 5, 2019 of record as Instrument No. 20210824-0114200 in the Register's Office for Davidson County, Tennessee, dated August 20, 2021 and recorded on August 24, 2021.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Covenants, conditions, restrictions and easements contained in Master Deed establishing a Horizontal Property Regime of Viridian, a Condominium, recorded as Instrument No. 20061004-0122833, amended in Instrument No. 20061004-0122834, Instrument No. 20070711-0082578, Instrument No. 20100616-0046702, Instrument No. 20111006-0077592 and Instrument No. 20140128-0007721 and 20171002-0100849 and Instrument No. 20180510-0045059, and any and all amendments thereto.
- Covenants, conditions, and restrictions as set forth in instrument recorded Book 7423, Page 374, Book 8027, page 865, revised in Book 9208, page 613 and Instrument No. 20050124-008719, Register's Office for Davidson County, Tennessee.
- Conveyance of Metropolitan Nashville Alley No. 66 according to the Official Street and Alley Acceptance and Maintenance Map of the Metropolitan Government of Nashville and Davidson County as enacted by Ordinance No. BL2003-63 by Viridian Development Company, LLC in Quitclaim Deed in Instrument No. 20060928-0120210, Register's Office for Davidson County, Tennessee.
- Easement Agreement on a certain parcel of real property formerly know as Metropolitan Nashville Alley No. 66 and abandoned pursuant to Metropolitan Ordinance No. BL2005-570 by and between 401 Church Street LLC and Viridian Development Company, LLC in Instrument No. 20060928-0120211, Register's Office for Davidson County, Tennessee.
- Agreement and Release by and between 401 Church Street LLC and Viridian Development Company, LLC in Instrument No. 20060928-0120212, Register's Office for Davidson County, Tennessee.
- Stormwater Quality Agreement in Instrument No. 20040916-0111454, Register's Office for Davidson County, Tennessee.

- Reciprocal Easement and Agreement in Instrument No. 20041103-0132451, Register's Office for Davidson County, Tennessee.
- Capitol Mall Redevelopment Project Plan as set out in Ordinance of the Metropolitan Government referenced in Book 10512, page 464, and Instrument No. 20020626-0076795, Register's Office for Davidson County, Tennessee.
- Charter for HOA in Instrument No. 20061004-0122835, Instrument No. 20110907-069131 Register's Office for Davidson County, Tennessee.
- Rights and Reservations of record in Instrument No. 20000815-0080915, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Book 2902, Page 328, 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: **415 Church St #1604 , Nashville, Tennessee 37219**.

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 APRIL, 2024.

Iasidok, LLC

BY: _____
Robert Sparks
Sole Member & President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT SPARKS, 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 SOLE MEMBER & PRESIDENT of IASIDOK, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER & PRESIDENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th of April, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

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

Tennessee Certification of Electronic Document

I, Michelle W Kendig, 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 4/29/24 (date of document).

Michelle W Kendig
Affiant Signature

5/2/24
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 2nd day of May, 2024.

Rebecca A. DeBorde
Notary's Signature

MY COMMISSION EXPIRES: 6/15/24

NOTARY'S SEAL

