Karen Johnson Davidson County
Batch# 1136707 DEEDWARR
05/20/2024 11:48:30 AM 4 pgs
Fees: $23.00 Taxes: $4,995.00
20240520-0037331

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38207-05-2024**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,350,000.00. Affiant Subscribed and sworn to before me this 17th day of May, 2024. Notary Public My Commission Expires: 7/7/27

CLAIRE H. JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Les ARCS, LLC 301 Demonbreun St. #1903 Nashville, TN 37201	**Send Tax Bills To:** Les ARCS, LLC 301 Demonbreun St. #1903 Nashville, TN 37201	**Tax Information:** Map and Parcel No.: 093060A29900CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jason Mills, married as to one-half undivided interest and Jason Mills and Dena Mills, husband and wife, as to one-half undivided interest, as tenants in common with right of survivorship** ("Grantors"), has this day bargained and sold, and does hereby transfer and convey to **Les ARCS, LLC, a Florida limited liability company** ("Grantee"), its successors, and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 301 Demonbreun Street #1903, Nashville, TN 37201.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 17th day of May, 2024.

Jason Mills

Dena Mills

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jason Mills and Dena Mills, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of May, 2024.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

EXHIBIT "A"

A certain condominium located in Davidson County, Tennessee, being Unit No. 1903 of Encore, a Residential 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 Encore, a Residential Condominium of record in Instrument No. 20080225-0018429, amended in Instrument No. 20151203-0122000 and Instrument No. 20170324-0029048 and Master Deed for Encore, a Master Condominium of record in Instrument No. 20080225-0018425, amended in Instrument No. 20111104-0086473; and amended in Instrument No. 20111215-0097929, in the Register's Office for Davidson County, Tennessee, said Unit being depicted on Exhibit "C" to said Master Deed of Encore, a Residential Condominium as recorded in Instrument No. 20080225-0018429; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "B" to said Master Deed.

Being the same property conveyed to Jason Mills, married, as to a one-half undivided interest and Jason Mills and Dena Mills, husband and wife, as to a one-half undivided interest; as tenants in common with the right of survivorship, by deed dated October 29, 2021 from David Elmer Hatley, II, a married person, of record in Instrument No. 20211105-0148003, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Instrument No. 20060607-0067537 and Instrument No. 20091214-0113967, Register's Office for Davidson, County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Encore Residential Condominium, of record in Instrument No. 20080225-0018429, amended in Instrument No. 20151203-0122000, Instrument No. 20170324-0029048, and Instrument No. 20181016-0102535, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Encore Master Condominium, of record in Instrument No. 20080225-0018425 as amended in Instrument No. 20111104-0086473 and Instrument No. 20111215-0097929, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. All matters appearing on the Plan of record as Instrument No. 20060411-0041760, Register's Office for Davidson County, Tennessee.
7. Easement Agreement of record in Instrument No. 20120906-0080965, Register's Office for Davidson County, Tennessee.
8. Storm Quality Control Agreement of record in Instrument No. 20060406-0039472, Register's Office for Davidson County, Tennessee.
9. Terms and conditions of the Rutledge Hill Redevelopment Plan of record in Book 7084, page 983 as amended by Metropolitan Ordinance Nos. 087-1695, 091-1520, 097-754, of record in Book 10512, page 477, Register's Office for Davidson County, Tennessee and Ordinance Nos. 097-755 and BL 2005-875, of record in Instrument No. 20060504-0051825, Register's Office for Davidson County, Tennessee.
10. Attorney's Certificate of record in Instrument No. 20080225-0018426 and Instrument No. 20080225-0018430, Register's Office for Davidson County, Tennessee.
11. Terms and conditions of that Lease Agreement dated November 7, 2003 by and between AmSouth Bank, Trustee of the Amended and Restated Revocable Trust of Mildred Hudgins, Lessor, and American Constructors, Inc., Lessee, as amended by First Amendment to Lease Agreement dated January 23, 2004.

Tennessee Certification of Electronic Document

I, George Mudter, 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 5/17/24 (date of document).

Affiant Signature

5/17/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17 day of May, 2024.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

