Karen Johnson Davidson County
Batch# 1139507 DEEDWARR
05/24/2024 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $2,216.30
20240524-0038973

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 1-19-25

(AFFIX SEAL)

SHEILA K. REBURN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

B-C-24-2400

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)
Giselle Pinto and Steve Potovsky	CMG Mortgage Inc dba CMG Home Loans	
(NAME)	(NAME)	**092-07-0X-002.00-CO**
2316 B Merry Street	3160 Crow Canyon Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	San Ramon CA 94583	
(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, **2400 MERRY ST, GP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEVE POTOVSKY, UNMARRIED MAN, AND GISELLE PINTO, UNMARRIED WOMAN AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP,** 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:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of 2316 A & B Merry St. Commons, a Horizontal Property Regime with Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20220809-0090636, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to 2400 Merry St, GP by Quitclaim Deed from RedEagle Investments LLC, a Tennessee Limited Liability Company of record in Instrument No. 20221215-0129772 Register's Office for Davidson County, Tennessee, dated December 14, 2022 and recorded on December 15, 2022.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 93, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20220809-0090636, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20220304-0025138 and in Instrument No. 20220902-0099243, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for SCMs for regulated Residential Infill of record in Instrument Number 20231215-0096937, Instrument No. 20231215-0096951 and in Instrument No. 20231215-0096954, 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: **2316 B Merry Street, Nashville, Tennessee 37208**.

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 17 DAY OF MAY, 2024.

2400 Merry St, GP

By:Ewing Holdings, LLC
Its: General Partner

Tony Ewing
Authorized Signatory

By: Marengo St. Investments, LLC
Its: General Partner

Derrick Salter
Authorized Signatory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TONY EWING, GENERAL PARTNER of EWING HOLDINGS, LLC , Partner of 2400 MERRY ST, GP, to me known (or proved to me on the basis of satisfactory evidence) and , who, upon oath, acknowledged TONY EWING, GENERAL PARTNER of EWING HOLDINGS, LLC, Partner of 2400 MERRY ST, GP, the within named bargainor, a partnership, and that TONY EWING, GENERAL PARTNER of EWING HOLDINGS, LLC executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th of May, 2024.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DERRICK SALTER, GENERAL PARTNER of MARENGO ST. INVESTMESNTS, LLC , Partner of 2400 MERRY ST, GP, to me known (or proved to me on the basis of satisfactory evidence) and , who, upon oath, acknowledged DERRICK SALTER, GENERAL PARTNER of MARENGO ST. INVESTMENTS, LLC, Partner of 2400 MERRY ST, GP, the within named bargainor, a partnership, and that DERRICK SALTER, GENERAL PARTNER of MARENGO ST. INVESTMENTS, LLC executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th of May, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B. FALTER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/02/2024
DAVIDSON COUNTY

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

Tennessee Certification of Electronic Document

I, Katelyn Seng, 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

5-24-24
Date

State of TN

County of RUTHERFORD

Sworn to and subscribed before me this 24th day of May, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1-19-25

NOTARY'S SEAL

SHERYL K. REBURN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY