Warranty Deed

Karen Johnson Davidson County Batch# 1153843 DEEDWARR 07/02/2024 02:33:30 PM 3 pgs Fees: $18.00 Taxes: $1,628.00 20240702-0050021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $440,000.00. Affiant Subscribed and sworn to before me, this the 1st day of July, 2024. Notary Public My commission expires: 8.3.26

DEBRA S. TURNER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01TU6011220
Qualified in Queens County
Commission Expires August 3, 2026

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Newhaven Investments, LLC	New Owner(s)	082-12-3E-203.00-CO
31561 Eagleroc Way		
Laguna Beach, CA 92651		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **815 MAIN STREET UNIT 203 LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NEWHAVEN INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 203, together with a percentage interest in the common elements, as established pursuant to the Declaration for Jolene on Main Residential Condominium, of record as Instrument No 20210820-0112977 being shown on Plat attached thereto as Exhibit "D", in the Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Anthony N. Harris by Warranty deed from Honorable Ventures, LLC, a Tennessee limited company of record in Instrument No. 20160602-0055667 Register's Office for Davidson County, Tennessee, dated May 27, 2016 and recorded on June 2, 2016.

Being a portion of the same property conveyed to The Avenue on Main, A Tennesse General Partnership by Quitclaim deed from Anthony N. Harris, married of record in Instrument No. 20210603-0074559 Register's Office for Davidson County, Tennessee, dated June 03, 2021 and recorded on June 03, 2021.

Being the same property conveyed to Allan Quis, a single man by Warranty Deed from The Avenue on Main GP of record in Instrument No. 20221116-0121985 Register's Office for Davidson County, Tennessee, dated November 14, 2022 and recorded on November 16, 2022.

Being the same property conveyed to 815 Main Street Unit 203 LLC by Quitclaim Deed from Allan Quis, a single man of record in Instrument No. 20221221-0131701 Register's

Being the same property conveyed to 815 Main Street Unit 203 LLC by Quitclaim Deed from Allan Quis, a single man of record in Instrument No. 20221221-0131701 Register's Office for Davidson County, Tennessee, dated December 20, 2022 and recorded on December 21, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 815 Main Street #203, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 land 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.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of July, 2024.

815 Main Street Unit 203 LLC, a Tennessee Limited Liability Company

By: Allan M. Quis
Allan M. Quis, Sole Member

STATE OF New York
COUNTY OF Queens

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Allan M. Quis, 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 Sole Member of 815 Main Street Unit 203 LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 1st day of July, 2024.

Debra S. Turner
Notary Public

My Commission Expires: 8.3.26

DEBRA S. TURNER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01TU6011220
Qualified in Queens County
Commission Expires August 3, 2026

Certificate of Authenticity

I, Ryan Lux, 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 **July 1, 2024**.

Date

Affiant Signature

July 1, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **1st** day of **July**, 20**24**.

Notary's Signature

My Commission Expires: 4/26/2025
Date

Notary's Seal (if on paper)

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY