Register Return To:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

24-CVd17

Karen Johnson
Batch # 1153928
07/03/2024 09:18:41 AM
Fees: $18.00 Taxes: $10,545.00

Davidson County
DEEDWARR
3 pgs

20240703-0050139

WARRANTY DEED

LATRISHA MILLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 2, 2024

File No. EM-24-6864

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,850,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of July, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maheswaran Thiagarajan	US Bank a4 'CIC	
(NAME) 160 2nd Avenue South, 2207	(NAME) 9380 Excelsior Blvd #1003	093-06-4E-059.00-CO
(ADDRESS) Nashville, TN 37201	(ADDRESS) Hopkins, MN 55343	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Mixter Properties LLC, a Delaware Limited Liability Company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Maheswaran Thiagarajan, a married man,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Unit 2207 of the 160 Second Avenue Private Residences Condominium, together with an undivided 0.563% interest in the common elements appurtenant thereto, in accordance with and subject to the terms, Conditions, Covenants, Restrictions, Easements, Agreements or any other provisions of the Declaration establishing the 160 Second Avenue Private Residences Condominium dated December 22, 2021 and recorded in the Register's Office of Davidson County, Tennessee on December 29, 2021 in Instrument No. 20211229-0171494, and Amended and Restated Declaration establishing 160 Second Avenue Private Residences Condominium dated April 21, 2022 and recorded in the Register's Office of Davidson County, Tennessee on April 25, 2022 in Instrument No. 20220425-0047381, and First Amendment to Amended and Restated Declaration establishing 160 Second Avenue Private Residences Condominium dated May 24, 2022 and recorded in the Register's Office of Davidson County, Tennessee on May 25, 2022 in Instrument No. 20220525-0060949, and in accordance with and subject to the terms, Conditions, Covenants, Restrictions, Easements, Agreements or any other provisions of the Declaration establishing 151 First Avenue Master Condominium dated December 22, 2021 and recorded in the Register's Office of Davidson County, Tennessee on December 29, 2021 in Instrument No. 20211229-0171493, and Amended and Restated Declaration establishing 151 First Ave Master Condominium, dated April 21, 2022 and recorded in the Register's Office of Davidson County, Tennessee on April 25, 2022 in Instrument No. 20220425-0047380, and First Amendment to Amended and Restated Declaration establishing 151 First Avenue Master Condominium, dated May 24, 2022 and recorded in the Register's Office of Davidson County, Tennessee on May 25, 2022 in Instrument No. 20220525-0060948, each as same may now or hereafter be lawfully Amended.

Being a portion of the same property conveyed to 151 Nashville Project LP, a Delaware limited partnership, by Warranty Deed from Market Street Apartments, LTD., a Tennessee limited partnership, as to a 95.05% undivided interest, of record in Instrument No. 20190305-0019842 Register's Office for Davidson County, Tennessee, dated February 25, 2019 and recorded on March 05, 2019.

Being a portion of the same property conveyed to 151 Nashville Project LP, a Delaware limited partnership, by Warranty Deed from Jacob ("Jack") May, an unmarried person, of record in Instrument No. 20190305-0019843 Register's Office for Davidson County, Tennessee, dated February 25, 2019 and recorded on March 05, 2019.

Being a portion of the same property conveyed to 151 Nashville Project LP, a Delaware limited partnership, by Warranty Deed from Mary Loventhal Jones, an unmarried woman, as to a 4.95% undivided interest, of record in Instrument No. 20190305-0019844 Register's Office for Davidson County, Tennessee, dated February 26, 2019 and recorded on March 05, 2019.

Being a portion of the same property conveyed to 151 Nashville Project LP, a Delaware limited partnership, by Quitclaim Deed from Jacob ("Jack") May, an unmarried man, of record in Instrument No. 20190305-0019845, Register's Office for Davidson County, Tennessee, dated February 25, 2019 and recorded on March 05, 2019.(Value or consideration shown in aforementioned deed $None.)

Being a portion of the same property conveyed to 151 Nashville Project LP, a Delaware limited partnership, by Quitclaim Deed from (i) Market Street Apartments, Ltd., a Tennessee limited partnership ("MSA"); (ii) Jacob ("Jack") May, an unmarried man ("May"); and (iii) Mary Loventhal Jones, an unmarried woman ("Jones" and, together with MSA and May, collectively, the "Grantor") of record in Instrument No. 20190305-0019846 Register's Office for Davidson County, Tennessee, dated February 25, 2019 and recorded on March 05, 2019.

Being the same property conveyed to Mixter properties, LLC, Delaware LLC, Limited Liability Company by Special Warranty Deed from 151 Nashville Project LP, a Delaware limited partnership of record in Instrument No. 20220906-0099743 Register's Office for Davidson County, Tennessee, dated August 18, 2022 and recorded on September 06, 2022.

This is property more commonly known as 160 2nd Avenue South, 2207, Nashville, TN 37201.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 1st day of July, 2024.

Mixter Properties LLC, a Delaware Limited Liability Company

By: _____
Joshua L. Hunter, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Emily Manno of the state and county mentioned, personally appeared Joshua L. Hunter, Authorized Agent of Mixter Properties LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of Mixter Properties LLC, the within named bargainor, a Limited Liability Company, and that such Joshua L. Hunter, Authorized Agent of Mixter Properties LLC as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Nashville TN, this 1st day of July, 2024.

_____
Notary Signature

Printed Name: Emily Manno

My commission expires:_____

