Karen Johnson Davidson County
Batch# 1156262 DEEDWARR
07/10/2024 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,433.75
20240710-0051564

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $387,500.00.

Carmen Coates
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JULY, 2024.

Brooke Hicks
Notary Public

MY COMMISSION EXPIRES: 5-9-26 (AFFIX SEAL)

BROOKE HICKS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

G-TG-24-1350-310

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) |
|---|---|---|
| **Tenir LLC** | New owner | |
| (NAME) | (NAME) | 081 12 0B 481.00 |
| **c/o Old Republic Exchange**<br>**1990 N. California Blvd, Suite 1070** | | |
| (ADDRESS) | (ADDRESS) | |
| **Walnut Creek, CA 94596** | | |
| (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, **REBER MERANI, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TENIR LLC, A CALIFORNIA 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 apartment in Davidson county, Tennessee, described as unit no. 310 of Werthan lofts IV & V, a condominium, A Horizontal property regime, located in Nashville, TN, as shown and described in a master deed recorded in instrument no. 20070117-0006776 as amended in instrument no. 20071220-0146056, instrument no. 20080118-0006036, instrument no. 20080211-0013846, instrument no. 20110609-0044280, instrument no. 20110713-00535711, and instrument no. 20120723-0064381, said register's office, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the apartments, property, co-owners, and tenants of Werthan lofts IV & V, condominium apartments contained in the master deed recorded in instrument no. 20070117-0006776 as amended in instrument no. 200712200146056, instrument no. 20080118-0006036, instrument no. 20080211-0013846, instrument no. 20110609-0044280, instrument no. 20110713-0053571, and instrument no. 20120723-0064381 and by-laws appended thereto, register's office for Davidson county, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Reber Merani by Quit Claim Deed from Reber Merani and Hassan Merani and Jehan Merani of record as Instrument No. 20230119-0004367 in the Register's Office for Davidson County, Tennessee, dated January 17, 2023 and recorded on January 19, 2023.
Being the same property conveyed to Reber Merani and Hassan Merani and Jehan Merani by Quit Claim Deed from Peggy G. Turner, unmarried of record as Instrument No. 20121009-0092295 in the Register's Office for Davidson County, Tennessee, dated September 24, 2012 and recorded on October 9, 2012.
The above property was investment property and has never been the principal marital residence for the Grantor

Grantee is an Exchange Accomodation Titleholder, which is a "holding entity" whose sole purpose is the acquire title on behalf of the real property in interest, in a tax deferred exchange under IRC § 1031 and Rev. Proc. 2000-37.

This conveyance is subject to:
- Taxes for the year 2024 and all subsequent years, a lien not yet due and payable.
- Covenants, conditions, restrictions and easements contained in the Master Deed of record in Instrument No. 20070117-0006776, corrected by Scrivener's Affidavit recorded at Instrument No. 20090421-0036270; amended at Instrument No. 20071220-0146056; corrected by Scrivener's Affidavit recorded at Instrument No. 20080118-0006036; amended at Instrument Nos. 20080211-0013846; 20110609-0044280; Scrivener's Affidavit recorded at Instrument No. 20150205-0011062; 20110713-0053571; 20120723-0064381; 20131230-0130918; 20140725-0066210; and 20150225-0016078, in the Register's Office, Davidson County. Tennessee, with any and all amendments thereto.
- Terms, provisions, covenants, conditions, restrictions, easements, building setback lines, charges, assessments and liens, if any, and other matters as set forth in the Plat of record in Instrument No. 20070103-0001325, in the Register's Office for Davidson County, Tennessee.

• Covenants, conditions, restrictions and easements contained in Book 9183 Page 130; Book 11625 Page 280; Instrument Nos. 20020425-0051069; 20130903-0092714; and 20130903-0092717, in the Register's Office for Davidson County, Tennessee.
• Covenants, conditions, restrictions and easements contained in the Master Deed of record in Instrument No. 20031023-0157113; as amended in Instrument Nos. 20040521-0059936; 20040712-0082926; 20050202-0012489; 20051230-0156950; 20060901-0108138; 20070117-0006776; 20090421-0036270; 20071220-0146056; 20080118-0006036; 20080211-0013846; 20110609-0044280; 20150205-0011062; 20110713-0053571; 20120723-0064381; 20131230-0130918; 20140725-0066210; and 20150225-0016078, all in the Register's Office for Davidson County, Tennessee, with any and all amendments thereto.
• Easement for Public Utilities and Drainage, and the terms, conditions, and provisions thereof of record in Instrument Nos. 20120831-0078810 and 20120831-0079083, in the Register's Office for Davidson County, Tennessee.
• Easement for Driveway and Walkway Access, and the terms, conditions, and provisions thereof of record in Instrument No. 20031023-0157114, in the Register's Office for Davidson County, Tennessee.
• Easement for Public Water, and the terms, conditions, and provisions thereof of record in Instrument No. 20070906-0106750, in the Register's Office for Davidson County, Tennessee.
• Easement for Alley, and the terms, conditions, and provisions thereof in Book 4718 Page 619, in the Register's Office for Davidson County, Tennessee.
• Easement for Drainage, and the terms, conditions, and provisions thereof of record in Instrument No. 20061113-0139884, in the Register's Office for Davidson County, Tennessee.
• Easements, and the terms, conditions, and provisions thereof of record in Book 175 Page 137; and Book 1291 Page 593, in the Register's Office for Davidson County, Tennessee.
• Terms, conditions, provisions, restrictions and easements contained in the Stormwater Detention Agreement of record in Instrument Nos. 20061113-0139906 and 20130831-0078810, in the Register's Office for Davidson County, Tennessee.
• Easement for Parking, and the terms, conditions, and provisions thereof of record in Instrument No. 20050202-0012491, in the Register's Office for Davidson County, Tennessee.
• Easement for Light, Air and View, and the terms, conditions, and provisions thereof of record in Instrument No. 20080117-0005376; and corrected in Instrument No. 20080118-0005860, in the Register's Office for Davidson County, Tennessee.
• Terms and provisions of agreement as set forth in the Instrument Nos. 20090526-0048069 and 20130222-0018099, 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: **1350 Rosa L. Parks Blvd #310 , 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 5 DAY OF JULY, 2024.

Reber Merani

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REBER MERANI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of July, 2024.

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

JILL BRANNAN NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES ON 03/16/2026 WILLIAMSON COUNTY

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

## Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 5, 2024**.

Affiant Signature

July 9, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 9th day of July, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25