Karen Johnson Davidson County
Batch# 1167495 DEEDWARR
08/12/2024 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $5,901.50
20240812-0060601

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 240748193**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,595,000.00. Affiant Subscribed and sworn to before me, this 7th day of August, 2024. Notary Public My Commission Expires:

KATHLEEN HALE MCCLELLAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 11-16-2024

WARRANTY DEED

Address New Owner: Blazej Zbytek and Michael Caradine 203 Kenner Ave Nashville TN 37205	Send Tax Bills To: NEWOWNER	Tax Information: Tax Parcel ID No. 116-08-1F-001.00

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, **201 Kenner Ave LLC** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Blazej Zbytek and Michael Caradine, a married couple,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A, on the Plan of Homes at 201 Kenner Ave, A Horizontal Property Regime with Private Elements and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 201 Kenner Ave, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20220713-0080608, and first amendment at Instrument No. ___20240812006060O_____, in the Register's Office for Davidson, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 201 Kenner Ave, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20220713-0080608, and Bylaws appended thereto in the said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to Boulevard Nashville, LLC as to 77% undivided interest and InfraServ, LLC, as to 23% undivided interest by Warranty Deed from J. Michael Smallcombe, married of record in Instrument No. 20220316-0030742 Register's Office for Davidson County, Tennessee, dated March 14, 2022 and recorded on March 16, 2022.

Being a portion of the same property conveyed to 201 Kenner Ave, LLC by Quitclaim Deed from Boulevard Nashville, LLC as to 77% undivided interest and InfraServ, LLC, as to 23% undivided interest of record in Instrument No. 20220713-0080607 Register's Office for Davidson County, Tennessee, dated July 12, 2022 and recorded on July 13, 2022.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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 421, Page 100, 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 20220713-0080608, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Subject to all matters shown on the Plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 201 Kenner Ave, A Horizontal Property Regime with Private Elements, of record as Instrument No.20220713-0080608, Register's Office for Davidson County, Tennessee.

This is improved property located at 203 Kenner Ave Nashville TN 37205

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 7th day of August, 2024.

201 Kenner, LLC

BY: _____
Clayton B. Tate, Manager

STATE OF TENNESSEE,
COUNTY OF WILLIAMSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Clayton B. Tate, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Manager of 201 Kenner Ave, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized Manager has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized Manager.

Witness my hand and official seal, at office in Nashville, Tennessee, this 7th day of August, 2024.

_____
Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 8/7/2024.

Date

Affiant Signature

8/7/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7 day of August, 2024.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

CASSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025