WARRANTY DEED

Karen Johnson Davidson County
Batch# 1188508 DEEDWARR
10/02/2024 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $3,108.00
20241002-0076205

File #24-KA-1014-207

(SEAL)
KAZ ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-07-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $840,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF October, 2024.

Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
SLAKR LLC	**Same as New Owner**	
(NAME)	(NAME)	**105 01 1Y 207.00 CO**
139 Bell Street, 211		
(ADDRESS)	(ADDRESS)	
Chagrin Falls, OH 44022		
(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,

HAROLD & OWEN LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

SLAKR LLC, AN OHIO 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 unit located in Davidson County, Tennessee, being known and designated as Unit No. 207 of HAROLD & OWEN CONDOMINIUMS, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HAROLD & OWEN CONDOMINIUMS, of record in Instrument No. 20240304-0014936, as amended in Instrument No. 20240625-0047065 and Instrument No. 20240711-0052228, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to Harold & Owen, LLC, by Quitclaim Deed from Harold & Owen, LLC, of record in Instrument No. 20220308-0026185 and Corrected in Instrument No. 20220413-0042683, in the Register's Office of Davidson County, Tennessee, dated March 02, 2022 and recorded on March 08, 2022.

Being a part of the same property conveyed to Harold & Owen LLC, a Tennessee Limited Liability Company, by Special Warranty Deed from Frances M. Romeo and Kenneth W. Griffith, wife and husband, of record in Instrument No. 20191210-0127426, in the Register's Office of Davidson County, Tennessee, dated December 09, 2019 and recorded on December 10, 2019.

Being a part of the same property conveyed to Harold & Owen LLC, a Tennessee Limited Liability Company, by Special Warranty Deed from Trena J. Mueller n/k/a Trena E. Payne, of record in Instrument No. 20191210-0127424, in the Register's Office of Davidson County, Tennessee, dated December 09, 2019 and recorded on December 10, 2019.

Being a part of the same property conveyed to Harold & Owen LLC, a Tennessee Limited Liability Company, by Special Warranty Deed from Christopher Burch, of record in Instrument No. 20191210-0127423, in the Register's Office of Davidson County, Tennessee, dated December 05, 2019 and recorded on December 10, 2019.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Plat of B.F. SHIELDS HEIRS TRACT, as recorded in Plat Book 57, Page 31, said Register's Office.
* Master Deed establishing HAROLD & OWEN CONDOMINIUMS of record in Instrument No. 20240304-0014936, amended at Instrument No. 20240625 0047065 and Instrument Number 20240711-0052228, said Register's Office.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20220408-0041402, said Register's Office.
* Easement for Sanitary and/or Storm Sewer Water mains, Pumps and Appurtenances, recorded in Instrument No. 20220906-

0099903, said Register's Office.
* Agreement for Dedication of Public Right of Way as set forth in instrument recorded in Instrument No. 20221024-0115151, said Register's Office.
* Memorandum of Agreements of record in Book 4387, Page 525, said Register's Office.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1014 16th Avenue S, #207, Nashville, TN 37212**.

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 1st day of October, 2024.

Harold & Owen LLC, a Tennessee Limited Liability Company

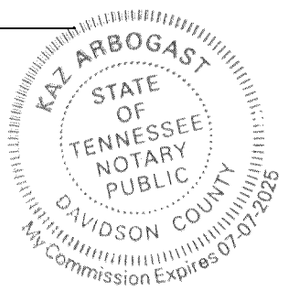
By: _____
Loy Carney, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared LOY CARNEY, AUTHORIZED AGENT for HAROLD & OWEN 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 for HAROLD & OWEN LLC, the within named bargainor, a Limited Liability Company, and that such LOY CARNEY, AUTHORIZED AGENT for HAROLD & OWEN 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 this the 1ST day of OCTOBER, 2024.

_____
Notary Signature
My commission expires: _____



True Copy Certification

I, **Kaz Arbogast,** 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 this the 1 day of October, 2024.

Affiant Signature

Date 10-1-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 1 day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028