WARRANTY DEED

Karen Johnson
Batch # 1191130
10/08/2024 02:47:22 PM
Fees: $13.00 Taxes: $462.50

Davidson County
DEEDWARR
2 pgs

20241008-0078194

Y-V-24-5714

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

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)
Ellie Norouzi	**Same as New Owner**	
(NAME)	(NAME)	**161-13-0C-010.00-CO**
512 Proximity Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **V3 PROPERTY MANAGEMENT, 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 **ELLIE NOROUZI, SINGLE,** 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:

Land in Davidson County, Tennessee, being Unit No. 5 on the Horizontal Property Regime for Williams Place Business Condominiums (A Business Condominium Horizontal Property Regime), as recorded in the Declaration of record in Instrument No. 20101109-0090029, as amended in Instrument No. 20140211-0012026, Instrument No. 20140917-0085213, Instrument No. 20140917-0085214, Instrument No. 20150106-0001425, Instrument No. 20190307-0020859, Instrument No. 20191021-0107331 and Instrument No. 20200106-0001227, as corrected in Instrument No. 20200923-0109222, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Declaration.

Being a portion of the same property conveyed to V3 Property Management, LLC, a Tennessee limited liability company by Special Warranty Deed from 5714 Edmondson Investors, LLC, a Tennessee limited liability company of record in Instrument No. 20140228-0017364, in the Register's Office for Davidson County, Tennessee, dated February 27, 2014 and recorded February 28, 2014.

This conveyance is subject to:
- Subject to all matters shown on the PUD Boundary & Subdivision Plat of record in Plat Book 11700, Page 1, in the Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Williams Place Business Condominiums of record in Instrument Number 20101109-0090029, Register's Office for Davidson County, Tennessee, as amended in Instrument No. 20140211-0012026, Instrument No. 20140917-0085213, Instrument No. 20140917-0085214, Instrument No. 20150106-0001425, Instrument No. 20190307-0020859, Instrument No. 20191021-0107331 and Instrument No. 20200106-0001227, as corrected in Instrument No. 20200923-0109222, Register's Office for Davidson County, Tennessee.
- Assignment of Declarant Rights recorded at Instrument No. 20140915-0084318, in the Register's Office for Davidson County, Tennessee.
- Charter of Williams Place Owners Association, Inc, of record in Instrument No. 20101112-0091019, Register's Office for Davidson County, Tennessee.\tab
- Reciprocal Easement Agreement of record in Book 11443, Page 152, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument No. 20010117-0004856, in the Register's Office for Davidson County, Tennessee.
- Wireless Communication Easement and Assignment Agreement of record in Instrument No. 20111031-0084693, 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: **5714 Edmondson Pike #1D, Nashville, Tennessee 37211**.

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 4th DAY OF OCTOBER, 2024.

V3 Property Management, ~~LLC~~

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of V3 PROPERTY MANAGEMENT, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 4th of October, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)

STEPHANIE WOODALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2025

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