Prepared by.
Record and Return To:
~~Chapman and Rosenthal Title, Inc~~
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1198553 DEEDWARR
10/30/2024 09:21:55 AM 2 pgs
Fees: $13.00 Taxes: $2,109.00

20241030-0083347

File #24-TLC-1014-106

(SEAL) SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $570,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF October, 2025.

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)
Songbird Investments, LLC, an Alabama Limited Liability Company	**New Owner**	
(NAME)	(NAME)	**105 01 0 648.00**
1014 16th Avenue South, #106		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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,

CALVIN FREY AND ALLIE FREY, HUSBAND AND WIFE,

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

SONGBIRD INVESTMENTS, LLC, AN ALABAMA 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. 106 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 the same property conveyed to Calvin Frey and Allie Frey, a married couple, by Warranty Deed from Harold & Owen LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20240715-0052796, in the Register's Office of Davidson County, Tennessee, dated July 12, 2024, and recorded on July 15, 2024.

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. 20191210-0127425, 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 2025 and all subsequent years.

* Master Deed establishing HAROLD & OWEN Condominium of record in Instrument No. 20240304-0014936, as amended in Instrument No. 20240625-0047065 and Instrument No. 20240711-0052228; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
* Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20220408-0041402.
* Easement for Sanitary and/or Storm Sewer Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20220906-0099903.
* Agreement for Dedication of Public Right of Way as set forth in instrument recorded in Instrument No. 20221024-0115151.
* Memorandum of Agreement as set forth in instrument recorded in Book 4387, Page 525; Book 4387, Page 527 and Book 4387, Page 529.
* 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 South, #106, 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 24 day of October, 2025.

Calvin Frey

Allie Frey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24 day of October, 2024, before me personally appeared Calvin Frey, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24 day of October, 2024.

Notary Signature
My commission expires:

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24 day of October, 2024, before me personally appeared Allie Frey, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24 day of October, 2024.

Notary Signature
My commission expires:

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