Karen Johnson Davidson County
Batch# 1200312 DEEDWARR
11/01/2024 10:50:30 AM 3 pgs
Fees: $18.00 Taxes: $9,250.00
20241101-0084923

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARY KATHRYNE LANE NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/09/2026 DAVIDSON COUNTY

W-JM-24-160-2507

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)
Fulimare, LLC	New Owner	
(NAME)	(NAME)	**093-06-4E-083.00-CO**
160 2nd Avenue S. Unit 2507		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201		
(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, **JACK MAY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FULIMARE, LLC, A FLORIDA 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:

Unit 2507 of the 160 Second Avenue Private Residences Condominium, in accordance with and subject to the terms, conditions, covenants, restrictions, easements, agreements or any other provisions of the Declaration establishing the 160 Second Avenue Private Residences Condominium dated December 22, 2021 and recorded in the Register's Office of Davidson County, Tennessee on December 29, 2021 in instrument No. 20211229-0171494, and Amended and Restated Declaration establishing 160 Second Avenue Private Residences Condominium dated April 21, 2022 and recorded in the Register's Office of Davidson County, Tennessee on April 25, 2022 in Instrument No, 20220425-0047381, and First Amendment to Amended and Restated Declaration establishing 160 Second Avenue Private Residences Condominium dated May 24, 2022 and recorded in the Register's Office of Davidson County, Tennessee on May 25, 2022 in Instrument No. 20220525-0060949, and in accordance with and subject to the terms, conditions, covenants, restrictions, easements, agreements or any other provisions of the Declaration establishing 151 First Avenue Master Condominium dated December 22, 2021 and recorded in the Register's Office of Davidson County, Tennessee on December 29, 2021 in Instrument No. 20211229-0171493, and Amended and Restated Declaration establishing 151 First Avenue Master Condominium, dated April 21, 2022 and recorded in the Register's Office of Davidson County, Tennessee on April 25, 2022 in Instrument No. 20220425-0047380, and First Amendment to Amended and Restated Declaration establishing 151 First Avenue Master Condominium, dated May 24, 2022 and recorded in the Register's Office of Davidson County, Tennessee on May 25, 2022 in Instrument No. 20220525-0060948, each as same may now or hereafter be lawfully amended.

Being the same property conveyed to Jack May by Special Warranty Deed from 151 Nashville Project LP, a Delaware Limited Partnership of record in Instrument No. 20221017-0113254 Register's Office for Davidson County, Tennessee, dated August 30, 2022 and recorded on October 17, 2022 and Scriveners Affidavit recorded on July 12, 2024 in Instrument Number 20240712-0052426. The said Jack May and Jacob May are one in the same. The herein described property is not now nor ever has been the principal place of residence of the grantor herein.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- All matters shown on the Plan of record as Instrument Number 20190403-0030305, and Map Book R, Pages 420, and 421, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20211229-0171494, amended and restated in Instrument No. 20220425-0047381, and First Amendment to Amended and Restated Declaration in Instrument No. 20220525-0060949, Register's Office for Davidson County, Tennessee.
- Declaration Establishing 151 First Avenue Master Condominium of record in Instrument No. 20211229-0171493, amended and restated in Instrument No. 20220425-0047380 and First Amendment to

Amended and Restated Declaration in Instrument No. 20220525-0060948, in the Register's Office for Davidson County, Tennessee.
• Declaration of Restrictive Covenants, Bonus Height Program [151 First Avenue South] of record as Instrument No. 20190617-0058068, in the Register's Office for Davidson County, Tennessee.
• Notice of Land Use Restrictions of record in Instrument Number 20190312-0022309, in the Register's Office for Davidson County, Tennessee.
• Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20190320-0025463, in the Register's Office for Davidson County, Tennessee.
• Easement retained by Metropolitan Government of Nashville and Davidson County, its agents, servants, contractors and utility companies, and rights to approve construction granted to the Director of Public Works and/or the Director of Water and Sewage Services, together with Nashville Electric Service, Nashville Gas Company and South Central Bell Telephone Company, as provided in Metro Council Bill No. 085-726 as described in that deed of record in Instrument No. 20190305-0019844 Register's Office for Davidson County, Tennessee.
• Rights, obligations, and other matters disclosed by the Memorandum of Recognition Agreement of record as Instrument No. 20190305-0019849, Register's Office for Davidson County, Tennessee.
• Charter of 160 Second Avenue Private Residences Condominium Association, Inc. of record in Instrument Number 20211220-0167932, in the Register's Office for Davidson County, Tennessee.
• Charter of record in Instrument Number 20211220-0167931, in the Register's Office for Davidson County, Tennessee.
• Right of Way of record in Book 341, Page 403, in the Register's Office for Davidson County, Tennessee.
• Grant of Easement of record in Instrument Number 20201228-0153306, in the Register's Office for Davidson County, Tennessee.
• Articles of Organization limited liability company of record in Instrument Number 20220118-0006890, in the Register's Office for Davidson County, Tennessee.
• Assignment of Board Appointment Right of record in Instrument Number 20240603-0040820, 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: **160 2nd Avenue S. Unit 2507, Nashville, Tennessee 37201**.

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 31st DAY OF OCTOBER, 2024.

Jack May by Lolita Hamilton Attorney in Fact

Jack May by Lolita Hamilton
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOLITA HAMILTON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of JACK MAY, and who acknowledged he/she/they executed the same as the free act and deed of the said JACK MAY.

Witness my hand and official seal, this the 31st of October, 2024.

Notary Public
My Commission Expires: 03-10-26
(SEAL)

JILL D. RATNYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/10/2026
WILLIAMSON COUNTY

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

Certificate of Authenticity

I, Mary Kathryne Lawson, 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 October 31, 2024.

Date

Affiant Signature

October 31, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 31st day of October, 2024.

Notary's Signature

ADELANDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)