WARRANTY DEED

Karen Johnson Davidson County
Batch# 1201154 DEEDWARR
11/04/2024 01:38:30 PM 3 pgs
Fees: $18.00 Taxes: $3,885.00
20241104-0085608

File No.: RES-24-413sale

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,050,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 day of October, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GREGG W. C
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin John Studley	United American Mortgage Corp.	093 14 0A 405.00 CO
(NAME)	(NAME)	
635 7th Avenue South, #413 Nashville, TN 37203	3198 Airport Loop, Ste. F Costa Mesa, CA 92626	
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **CLEARWATER CORRIDOR, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **KEVIN JOHN STUDLEY, A MARRIED MAN**, hereinafter called the Grantee(s), their heirs 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. 413 established pursuant to the Condominium Declaration for Hyve, of record in Instrument Number 20230424-0030022, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "E" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

Being the same property conveyed to Clearwater Corridor, LLC, a Florida Limited Liability Company, by Warranty Deed recorded June 6, 2023, in Instrument No. 20230606-0042847, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 635 7th Avenue South, #413, Nashville, TN 37203
(House Number) (Street) (City or Town) (State) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, 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.

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Witness my/our hand(s) this 29 day of October, 2024.

Clearwater Corridor, LLC, a Florida Limited Liability Company

By: _____
Shahab Emrani, Manager

STATE OF FLORIDA
COUNTY OF Pinellas

Before me, Tonya Ezell of the state and county mentioned, personally appeared Shahab Emrani, 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 Manager of Clearwater Corridor, LLC, the within named bargainor, a Limited Liability Company, and that he, as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Manager.

Witness my hand and seal this 29th day of October, 2024.

✓ physical presence
✓ Drivers License

Ts Ezell
Notary Signature

Printed Name: Tonya Ezell

My commission expires: 5/28/28

TE

TONYA EZELL
Notary Public - State of Florida
Commission # HH 532084
My Comm. Expires May 28, 2028
Bonded through National Notary Assn.

TONYA EZELL
Notary Public - State of Florida
Commission # HH 532084
My Comm. Expires May 28, 2028
Bonded through National Notary Assn.

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Celia Stewart Rouse, 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 10/31/24.

Date

Celia Stewart Rouse

Affiant Signature

10/31/24

Date

State of Tennessee

County of Wilson

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

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY