Karen Johnson Davidson County
Batch # 1211956 DEEDWARRSP
12/03/2024 11 02 51 AM 3 pgs
Fees $18 00 Taxes $1,106 30
20241203-0093769

This Instrument prepared by:
Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Ella Grace Roach and Patrick M. Roach	New Owner	
684 Hamilton Avenue, # 101		105-06-0R-003.00 CO
Nashville, TN 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged **RSD Hamilton Avenue, LLC, a Tennessee limited liabilty company** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto the said **Ella Grace Roach, an unmarried woman, and Patrick M. Roach, a married man, joint tenants with right of survivorship,** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of TENNESSEE, described as follows:

A certain condominium Unit located in Davidson County, Tennessee, being Unit No. 1A, together with the appurtenant interest in the common elements of Fusion Condominiums established by The Declaration of Fusion Condominiums of record as Instrument No. 20200313-0028239, and amended as Instrument Nos. 20210712-0093423 (First Amendment), and 20240124-0004836, Register's Office for Davidson County, Tennessee, said Unit being depicted on Exhibit "B" attached to the aforementioned First Amendment of said Declaration.

Being part of the same property conveyed to RSD HAMILTON AVENUE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from KERR BROTHERS & ASSOCIATES, INCORPORATED, A TENNESSEE CORPORATION, of record as Instrument Nos 20190125-0007763 and 20190125-0007764, dated January 24, 2019, said Register's Office.

Also being part of the same property conveyed to RSD HAMILTON AVENUE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from THOMAS C. MCEWEN, TRUSTEE OF THE THOMAS C. MCEWEN REVOCABLE LIVING TRUST, by Quitclaim Deed of record as Instrument No. 20190125-0007765, dated January 24, 2019, and corrected as Instrument No. 20220609-0065944, said Register's Office.

Also being part of the same property conveyed to RSD HAMILTON AVENUE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from SWAYZE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Quitclaim Deed of record as Instrument No. 20190125-0007766, dated January 24, 2019, and corrected as Instrument No. 20220609-0065943, said Register's Office.

For further reference, see Quitclaim Deed of record as Instrument No. 20200312-0027871, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations; (7) The following Workforce Housing Restrictions: (a) Sales price escalation shall be limited to a regional CPI Index in addition to a one time seven percent (7%) increase for each owner of the Unit at the time of sale of the Unit (the "one Time Market Adjustment"); provided, however, the One Time Market Adjustment shall be available only to an owner of the Unit who has owned the Unit for a period of not less than three (3) years, (b) The Units shall be occupied as the primary residence of the Unit Owner, and (c) At the time of transfer of the Unit to a Unit Owner, the transferee must be employed in Metropolitan Nashville and Davidson County, Tennessee.

This is (X) IMPROVED property known as **684 Hamilton Avenue, #101, Nashville, TN 37203**

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, and Grantee's successors and assigns forever.

And Grantors covenant with the said Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is free from all encumbrances made or suffered by Grantors except to the extent otherwise set forth herein.

And Grantors do further covenant and bind themselves, and their successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantors, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this the 2nd day of December, 2024.

RSD Trinity Lane, LLC, a Tennessee limited liability company

BY: Red Seal Development Corp., an Illinois corporation

BY: _____
Todd Fishbein
ITS: CEO

State of TN
County of Davidson

Before me, the undersigned notary for the State and County aforesaid, personally appeared Todd Fishbein with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the CEO of Red Seal Development Corp., an Illinois Corporation, the Manager of RSD Trinity Lane, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such CEO executed the foregoing instrument for the purpose therein contained by personally signing the name of the corporation as Manager of the limited liability company by himself as CEO.

Witness my hand and official seal at office this ___ day of _____, _____

_____
NOTARY PUBLIC
My Commission Expires: _____

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028

STATE OF TN
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 299,000

_____
Affiant

Subscribed and sworn to before me this 2nd day of December, 2024

_____
NOTARY PUBLIC
My Commission Expires: _____

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028