WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000 00

April Bennett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF DECEMBER, 2024.

Candis A. Thornton
Notary Public

MY COMMISSION EXPIRES 7-7-25
(AFFIX SEAL)

CANDIS A. THORNTON STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/07/2025 DAVIDSON COUNTY

B-PP-24-293-108

THIS INSTRUMENT WAS PREPARED BY

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

Karen Johnson
Batch # 1220023
12/26/2024 01 10 54 PM
Fees $13 00 Taxes $832 50

Davidson County
DEEDWARR
2 pgs

20241226-0099850

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	
Weiss Asset Management LLC	**Investor Mortgage Finance LLC ISAOA/ATIMA**	
(NAME)	(NAME)	**119-03-0B-015.00-CO**
6188 Collins Rd NW	**1905 Kramer Lane, Suite B-700**	
(ADDRESS)	(ADDRESS)	
Acworth, GA 30101	**Austin, TX 78758**	
(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, **JAIME M. DAWSON AND NATHANIEL DAWSON, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WEISS ASSET MANAGEMENT LLC,** 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. 108, Building 293, on the Plan of Bradford Flats Condominium, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No 20220222-0019981, amended in Instrument No. 20220606-0064634, as further amended and re-stated in Instrument No 20220815-0092382 and corrected in Instrument No 20220901-0098691, and further amended in Instrument No. 20230317-0019399, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being a portion of the same property conveyed to Eric M. Dill by Special Warranty Deed from D.B. Perry Holdings, G.P., a Tennessee General Partnership of record in Instrument No. 20210727-0100539 Register's Office for Davidson County, Tennessee, dated July 23, 2021 and recorded on July 27, 2021

Being a portion of the same property conveyed to Dill Property Holdings, LLC, a Tennessee limited liability company by Quitclaim Deed from Eric M. Dill of record in Instrument No. 20220622-0071136 Register's Office for Davidson County, Tennessee, dated May 31, 2022 and recorded on June 22, 2022 And being the same property conveyed to Jaime M. Dawson and Nathaniel Dawson, wife and husband by Warranty Deed from Dill Property Holdings, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20230418-0028563 Register's Office for Davidson County, Tennessee, dated April 14, 2023 and recorded on April 18, 2023.

This conveyance is subject to·

- Taxes for the year 2024, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Book 4660, Page 109 and Book 5200, Page 482, Register's Office for Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions for 293 and 295 Plus Park Boulevard, establishing a Condominium being known as Bradford Flats Condominium, of record in Instrument No. 20220222-0019981, amended in Instrument No. 20220606-0064634, as further amended and re-stated in Instrument No 20220815-0092382 and corrected in Instrument No. 20220901-0098691, and Supplement and Amendment in Instrument No. 20230317-0019399, Register's Office for Davidson County, Tennessee
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Plus Park Commercial Condominiums, of record in Instrument No. 20180730-0074077 with Supplement and Amendment to the Master Deed of Plus Park Commercial Condominiums, of record in Instrument No. 20210727-0100538, with Supplement, Amendment and Correction in Instrument No 20220816-0092707, Supplement and Amendment in Instrument No 20230127-0006481, Register's Office for Davidson County, Tennessee
- Charter of record in Instrument No. 20180730-0074076, Register's Office for Davidson County, Tennessee

- Easement(s) of record in Book 6004, Page 571 and Book 8925, Page 977, 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 **293 Plus Park Blvd Apt 108, Nashville, Tennessee 37217**.

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 18 DAY OF DECEMBER, 2024

Jaime M. Dawson

Jaime M. Dawson

Nathan Dawson

Nathaniel Dawson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAIME M. DAWSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 18th of December, 2024

Notary Public
My Commission Expires. 11-3-25
(SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHANIEL DAWSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of December, 2024

Notary Public
My Commission Expires. 11-3-25
(SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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