Karen Johnson Davidson County
Batch# 1221056 DEEDWARR
12/30/2024 07:59:30 AM 3 pgs
Fees: $18.00 Taxes: $2,201.50
20241230-0100753

WARRANTY DEED

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

B-AR-24-1519-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $595,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 2/20/28
(AFFIX SEAL)

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)
Regan Joseph Flaherty and Guillame S. Ramonas	HomeBridge Financial Services, Inc dba Real Estate Mortgage Network	
(NAME) **1519 Meridian St, Unit 1**	(NAME) 99 Wood Avenue South, Ste 301	**071-11-0H-001.00-CO**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS) Iselin, NJ 08830	
(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, **KDBNASH LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **REGAN JOSEPH FLAHERTY AND GUILLAME S. RAMONAS, BOTH UNMARRIED,** 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. 1 on the Plan of Meridian Place, a Horizontal Property Regime with Private Elements as shown on Exhibit "A" of Meridian Place, a Horizontal Property Regime with Private Elements , of record in Instrument No. 20210129-0013220, 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 the same property conveyed to KDBNASH, LLC by Warranty Deed from Apex Building Solutions, LLC of record in Instrument No. 20220217-0018647 Register's Office for Davidson County, Tennessee, dated February 04, 2022 and recorded on February 17, 2022.

This conveyance is subject to:
- Taxes for the year 2025, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 38, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20210129-0013220, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 4083, Page 721, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 4083, Page 717, in the Register's Office for Davidson County, Tennessee.
- Metro Water Services of record in Instrument Number 20200519-0051727, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right-of-Way of record in Instrument Number 20200813-0090701, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right-of-Way of record in Instrument Number 20200813-0090704, in the Register's Office for Davidson County, Tennessee.
- Stormwater Facilities and Systems of record in Instrument Number 20200813-0090810, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20211109-0149226, 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: **1519 Meridian St, Unit 1, Nashville, Tennessee 37207**.

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 16th DAY OF DECEMBER, 2024.

KDBNASH LLC

BY: _____
David Bleiweiss
Member/Manager

BY: Kristi Reynolds Bleiweiss
Kristi Bleiweiss
Member

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID BLEIWEISS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER/MANAGER of KDBNASH LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER/MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th of December, 2024.

_____
Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KRISTI BLEIWEISS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of KDBNASH LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th of December, 2024.

_____
Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

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

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 12/16/2024.

Affiant Signature

12/20/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20 day of December, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY