Karen Johnson Davidson County
Batch# 1232203 DEEDWARR
01/30/2025 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $4,532.50
20250130-0007265

WARRANTY DEED

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

This area for recording stamp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF January, 2025

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

MST 2025-0051

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Jefferson Retreat LLC	**New Owner**	081-16-4C-001.00-CO
(NAME) **11504 NE 103rd Street**	(NAME)	
(ADDRESS) **Kirkland, WA 98033**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **GRE RE II, LLC, a North Dakota Limited Liability Company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **The Jefferson Retreat LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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 Jefferson Street Townhomes, now known as, The Mosaic at Jefferson, Phase I, of record in Exhibit "B" in the Declaration of Protective Covenants Conditions and Restrictions for Jefferson Street Townhomes, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements) at Instrument No. 20210616-0081416, as amended by First Amendment to the Declaration of Protective Covenants Conditions and Restrictions Establishing Jefferson Street Townhomes, now known as, The Mosaic at Jefferson, Phase I of record in Instrument No. 20220822-0094721, and being further amended by Second Amendment to the Declaration of Protective Covenants Conditions and Restrictions Establishing Jefferson Street Townhomes, now known as, The Mosaic at Jefferson, Phase I of record in Instrument No. 20241122-0091606, 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 Gremada RE, LLC by Warranty Deed from Marvin B. Rhodes and wife, Martha Rhodes of record in Instrument No. 20200727-0082315 Register's Office for Davidson County, Tennessee, dated July 16, 2020 and recorded on July 27, 2020. AND Being a portion of the

1.28.25

same property conveyed to GRE RE II, LLC, a North Dakota limited liability company by Quitclaim Deed from Gremada RE, LLC, a North Dakota limited liability company of record in Instrument No. 20220309-0026780 Register's Office for Davidson County, Tennessee, dated February 25, 2022 and recorded on March 9, 2022.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, 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 10, Page (s) 606 through 610, inclusive, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20210616-0081416, as amended in Instrument No. 20220822-0094721, and further amended in Instrument No. 20241122-0091606, Register's Office for Davidson County, Tennessee, Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument Number 20200710-0075288, in the Register's Office for Davidson County, Tennessee. Letter of Responsibility of record in Instrument Number 20220628-0074186 (for common area) and Instrument No. 20220628-0074187 (for Unit 1), in the Register's Office for Davidson County, Tennessee.

This property, known as 1018 Jefferson Street, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (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 GRANTEES 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 GRANTEES, 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 28th DAY OF Jan, 2025.

GRE RE, LLC, a North Dakota limited liability company

BY: Steven F. Walker

Steven F. Walker, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven F Walker, President of GRE RE, LLC, a North Dakota limited liability company, the maker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 28th day of Jan, 2025

Notary Public

My commission expires:
8-12-2028

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Allisyn G. Pinkston, 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 **January 28, 2025**.

Date

Allisyn G. Pinkston

Affiant Signature

1/30/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **30** day of **January**, 20**25**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025