Karen Johnson Davidson County
Batch# 1248192 DEEDWARR
03/19/2025 02:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20250319-0019944

WARRANTY DEED

SEAL
ALLISYN G PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF March, 2025.

Notary Public
MY COMMISSION EXPIRES: _____

File #25-TC-1260-209

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tarryn Sanchez	New owner	
(NAME)	(NAME)	**105 07 1A 212.00**
1260 Martin Street, #209		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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,

ELIJAH H. ORENSTEIN, AN UNMARRIED MAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

TARRYN SANCHEZ, AN UNMARRIED WOMAN,

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 209 of THE 1260 MARTIN CONDOMINIUM, described in the Declaration for The 1260 Martin Condominium, of record in Instrument No. 20160115-0004408, as being amended in Instrument No. 20160211-0013466, Instrument No. 20170724-0074509, Instrument No. 20170918-0095139, Instrument No. 20170919-0095966, Instrument No. 20180227-0018384 and Instrument No. 20180228-0018775, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "B" to said Declaration, said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Elijah H. Orenstein, an unmarried man, by Warranty Deed from 1260 Martin LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20171002-0100256, in the Register's Office of Davidson County, Tennessee, dated September 27, 2017 and recorded on October 2, 2017.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150807-0079087, as Scrivener's Affidavit in Instrument No. 20151005-0101050, as being amended in Instrument No. 20160601-0054729, Instrument No. 20161118-0121688, Instrument No. 20201029-0126130, Instrument No. 20201118-0136013 and Instrument No. 20240222-0012159.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160115-0004408, as being amended Instrument No. 20160211-0013466, Instrument No. 20170724-0074509, Instrument No. 20170918-0095139, Instrument No. 20170919-0095966, Instrument No. 20180227-0018384, and Assignment of Rights in Instrument No. 20180228-0018775.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20151005-0101365.
* Easement for Right of Way, recorded in Instrument No. 20151109-0113800.
* Easement for Parking, recorded in Instrument No. 20151118-0117171.
* Ordinance No. BL2013-408 as recorded in Instrument No. 20130917-0097688.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: 1260 Martin Street, #209, 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(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 14th day of March, 2025.

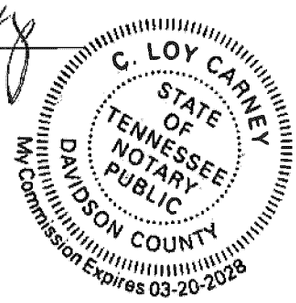
Elijah H. Orenstein

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of March, 2025, before me personally appeared Elijah H. Orenstein, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of March, 2025.

Notary Signature
My commission expires:



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 **March 14, 2025**.

Date

Allisyn G. Pinkston

Affiant Signature

3/17/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **17** day of **March**, 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