T20250503

Karen Johnson
Batch # 1248826
03/21/2025 08 34 28 AM
Fees $18 00 Taxes $1,591 00

Davidson County
DEEDWARR
3 pgs

20250321-0020954

Document Prepared By
Hon & Kopet
Title Guaranty and Trust Company
617 Walnut Street
Chattanooga, TN 37402

H&K/lc/25/20250503

NAME & ADDRESS OF NEW OWNERS	SEND TAX BILLS TO
JCY Group, LLC 2141 Pine Street, Apt 201 San Francisco, CA 94115	JCY Group, LLC 2141 Pine Street, Apt 201 San Francisco, CA 94115
Tax Map/Parcel No 082 14 0A 015 00	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, PEOPLE LINC, LLC, a Tennessee limited liability company, herein the Grantor, does hereby sell, transfer and convey unto JCY GROUP, LLC, a California limited liability company, herein the Grantee, its successors and assigns, the following described property

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No 1064 as specified on the Plat shown in the Master Deed, on the Plan of Riverfront Condominiums, Horizontal Property Regime, created under Title 66, Section 27-101, et seq , as amended, Tennessee Code Annotated, and as established by a Master Deed for Riverfront Condominiums, of record under Instrument No 20051221-0153160, as amended in Instrument No 20051228-0155671, and Second Amendment in Instrument No 20060518-0058640, and Instrument No 20150402-0029055, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in Common Elements appurtenant to said Unit, as set forth in said Master Deed Reference is hereby made to the plan of Riverfront Condominiums for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No 20051221-0153160, as amended in Instrument No 20051228-0155671, and Second Amendment in Instrument No 20060518-0058640, said Register's Office, for a more complete identification and description of such Unit

Being the same property conveyed to People Linc, LLC, a Tennessee limited liability company, by Warranty Deed from John Matthew McCloud, single, executed June 17, 2022 and recorded on June 27, 2022 in Instrument No 20220627-0073748, in the Register's Office of Davidson County, Tennessee

THIS CONVEYANCE MADE SUBJECT TO THE FOLLOWING

Any governmental zoning and subdivision ordinances in effect thereon

Conditions, restrictions, reservations, limitations, easements, etc , as set out in Phillips-Jackson Street Redevelopment Plan document recorded in Book 9183, Page 130, amended by document recorded in Book 11625, Page 280, in the Register's Office of Davidson County, Tennessee

Terms, provisions, covenants, conditions, restrictions, reservations, limitations, easements, charges, assessments and lien rights, if any, as set out in Master Deed Establishing Riverfront Condominiums recorded

in Instrument No. 20051221-0153160; amended by First Amendment to Master Deed for Riverfront Condominiums recorded in Instrument No. 20051228-0155671; amended by Second Amendment to Master Deed for Riverfront Condominiums recorded in Instrument No. 20060518-0058640, and in Instrument No. 20150402-0029055; amended by Amendment to Bylaws of Riverfront Condominium Owners' Association, Inc., in the Register's Office of Davidson County, Tennessee.

Quitclaim Deed to Riverfront Condominium Owners' Association, Inc., a Tennessee non-profit corporation, recorded in Instrument No. 20061229-0161139, in the Register's Office of Davidson County, Tennessee.

Easement for Lick Branch Sewer and easement for East Nashville Interceptor Sewer for the City's sewage disposal system and plant as reserved in deed from City of Nashville to Alfred T. Levine, Trustee, recorded in Book 2098, Page 166, in the Register's Office of Davidson County, Tennessee.

Agreement between City of Nashville and Phillip Kerrigan, Jr. as shown by decree recorded in Minute Book 55, Page 468, of the Third Circuit Court in connection with 72" internal diameter tunnel, Lick Branch outfall sewer, interceptor sewers an structures.

Conditions, restrictions, reservations, limitations, easements, etc., as set out in Warranty Deeds of Flowage Easement to the United States of America recorded in Book 2195, Page 432; in Book 2199, Page 537; in Book 2303, Page 437; in Book 2303, Page 442, in the Register's Office of Davidson County, Tennessee.

Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers to the Metropolitan Government of Nashville and Davidson County, Tennessee, recorded in Book 7228, Page 400, in the Register's Office of Davidson County, Tennessee.

Agreement for Dedication of Easement for Storm Sewers and/or Storm Drainage to Metropolitan Government of Nashville and Davidson County, Tennessee, recorded in Book 11112, Page 881, in the Register's Office of Davidson County, Tennessee.

Grant of Easement to Comcast of Nashville I, LLC recorded in Instrument No. 20160301-0019392, in the Register's Office of Davidson County, Tennessee.

Rights of others in and to the use of party walls.

Any outstanding leases affecting said property.

All matters shown on the survey by William C. Cockrill, RLS No. 1401, dated March 9, 1999.

Terms and conditions of Lease Agreement by and between Riverfront Partnership, L.P., d/b/a Riverfront Apartments ("Lessor") and Web Service Company, Inc. ("Lessee") evidenced by that Memorandum of Lease dated April 28, 1998 and recorded in Book 11233, Page 522, in the Register's Office of Davidson County, Tennessee. (if applicable)

TO HAVE AND TO HOLD the same unto the said GRANTEE, its successors and assigns, forever in fee simple. Grantor covenants that it is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that title thereto is clear, free and unencumbered, except as hereinabove mentioned, and will forever warrant and defend the same against all lawful claims.

TO BE EFFECTIVE as of the 4th day of March, 2025.

IN WITNESS WHEREOF, PEOPLE LINC, LLC, a Tennessee limited liability company, has caused these presents to be executed by JOHN CRIMMINS, its SOLE MEMBER, to be effective as of the 4th day of March, 2025.

PEOPLE LINC, LLC, a Tennessee limited liability company

By: Nadian Zak
Name: NADIAN ZAK
Title: SOLE MEMBER

STATE OF TENNESSEE
COUNTY OF ~~HAMILTON~~ Williamson SR

On this 4th day of March, 2025, before me personally appeared NADIAN ZAK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged herself to be the SOLE MEMBER of PEOPLE LINC, LLC, a Tennessee limited liability company, the within named bargainor, and that as such SOLE MEMBER, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of PEOPLE LINC, LLC, a Tennessee limited liability company, by herself as such SOLE MEMBER.

Witness my hand and Notarial Seal.

SHARON REID NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 12/19/2026 RUTHERFORD COUNTY

Sharon Reid
NOTARY PUBLIC
My Commission Expires: 12/19/2026

STATE OF TENNESSEE
COUNTY OF HAMILTON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $430,000.00 at the date of agreement, which amount is equal to or greater than the amount, which the property would have commanded at a fair and voluntary sale.

BH Crimmell, Agent
AFFIANT

Sworn and subscribed before me this 4th day of March, 2025.

COLTON RISNER NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

NOTARY PUBLIC
My Commission Expires: 2-10-2026