Prepared by
Record and Return to
Chapman & Rosenthal Title, Inc
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**800 Crescent Centre Drive, Suite 140**
**Franklin, TN 37067**

**CRT File No. 250651170**

Karen Johnson
Batch # 1295400
07/09/2025 10:45:44 AM
Fees $13.00 Taxes $4,477.00

Davidson County
DEEDWARR
2 pgs

20250709-0053938

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $1,210,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of July, 2025.

Notary Public
My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires
Nov 22, 2025

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Owl's Eggs, LLC c/o Holihan & Associates, P.C.<br>135-24 Hillside Avenue<br>Richmond Hill, NY 11418 | New Owner | Tax Parcel ID No.<br>117-15-0F-002.00-CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David L. Morel and Nina J. Morel aka Nina Wood Morel, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Owl's Eggs, LLC, a New York limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. A of Guillory Place Condominium, of record as Ex. A of Instrument No. 20061006-0124720, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 et seq., of the Tennessee Code Annotated, under the Master Deed establishing Guillory Place Condominium of record in Instrument No. 20060721-0088231, amended in Instrument No. 20061006-0124720, and further amended in Instrument No. 20071226-0147341 in the Registers office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "A" to Instrument No. 20061006-0124720, said Master Deed.

Being the same property conveyed to David L. Morel and wife, Nina J. Morel, also known as Nina Wood Morel by Warranty Deed from Shea C. Guillory of record in Instrument No. 20071226-0147342 Register's Office for Davidson County, Tennessee, dated October 26, 2007 and recorded on December 26, 2007 and Scriveners Affidavit Recorded on July 14, 2008 and Instrument No. 20080714-0071983.

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 record.

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 1130, Page 30, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 1165, Page 562, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Easement of record in Book 3893, Page 190, in the Register's Office for Davidson County, Tennessee.

Regime for Guillory Condominium Master Deed Establishing a Horizontal Property Regime of record in Instrument Number 20060721-0088231, Regime for Guillory Condominium Amendment to Master Deed in Instrument No. 20061006-0124720 and Second Amendment to Regime for Guillory Condominium Master Deed Establishing a Horizontal Property Regime in Instrument No. 20071226-0147341, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 4100A Oriole Pl Nashville TN 37215

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 7th day of July, 2025.

David L. Morel

Nina J. Morel

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David L. Morel and Nina J. Morel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of July, 2025.

Notary Public
My Commission Expires: _____

