Karen Johnson Davidson County
Batch# 1308927 DEEDWARR
08/12/2025 12:12:30 PM 6 pgs
Fees: $33.00 Taxes: $3,515.00
20250812-0064141

THIS INSTRUMENT PREPARED BY: Wesley D. Turner **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TN 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $950,000.00. **Affiant** Subscribed and sworn to before me, this 12th day of August, 2025. Notary Public My Commission Expires: 8/19/2025

SHARON F MULLER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 19, 2025

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Amanda Michaud 45 Ridgeview Avenue Greenwich, CT 06830	NEW OWNER	082-14-0C-307.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **NASHVILLE 700 1ST AVENUE N, UNIT 307 LLC**, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **AMANDA MICHAUD**, unmarried, hereinafter called

the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> A certain condominium located in Davidson County, Tennessee, being Unit 307 of Eve, 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 Eve, a Condominium of record in Instrument Number 20200928-0111243, as corrected by Scrivener's Affidavit of record in Instrument Number 20201027-0124272, as amended in Instrument Number 20210614-0079782 and Instrument No. 20230921-0074432, in the Register's 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 B to said Master Deed.
>
> Together with the special rights to use the limited common elements as set out in Instrument Number 20200928-0111243 of the Declaration of Condominium for Eve, A Condominium and certain parking space number 2 and parking space 4.
>
> Being the same property conveyed to NASHVILLE 700 1ST AVENUE N, UNIT 307, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from OII PROPERTY, L.P., A TENNESSEE LIMITED PARTNERSHIP, of record in Instrument No. 20211014-0138363, dated October 12, 2021, said Register's Office.

This conveyance is made subject to:

1. Taxes for the year 2025 and subsequent years. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Master Deed of record in Instrument Number 20200928-0111243, as corrected by Scrivener's Affidavit of record in Instrument Number 20201027-0124272, as amended in Instrument Number 20210614-0079782 and Instrument No. 20230921-0074432, said Register's Office.

3. Right-of-Way Easement of record in Instrument No. 20200428-0044228, Register's Office for Davidson County, Tennessee.

4. Flowage Easement of record in Book 2247, page 109, Register's Office for Davidson County, Tennessee.

5. Judgment of Declaration of Taking No. 1 of record in Book 2337, page 283, Register's Office for Davidson County, Tennessee.

This is improved property known as 700 1st Avenue North, Nashville, TN 37201.

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, her heirs and assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

{Signature Page to Follow}

WITNESS my hand this 12th day of August, 2025.

NASHVILLE 700 1ST AVENUE N, UNIT 307, LLC,
a Tennessee limited liability company

BY: _____

Joseph Depaoli, as Sole Member and Trustee of
The Joseph DePaoli Separate Property Trust, dated
October 16, 2020

STATE OF CALIFORNIA)
COUNTY OF CONTRA COSTA)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOSEPH DEPAOLI,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **SOLE MEMBER AND TRUSTEE** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 7th day of August, 2025.

TAMMY KWAN
COMM. # 2512546
NOTARY PUBLIC - CALIFORNIA
CONTRA COSTA COUNTY
COMM. EXPIRES MAR. 1, 2029

_____
Notary Public

My Commission Expires: 03/01/2029

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Contra Costa)

On August 7, 2025 before me, Tammy Kwan, Notary Public
(insert name and title of the officer)

personally appeared Joseph Depaoli,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

TAMMY KWAN
COMM. # 2512546
NOTARY PUBLIC - CALIFORNIA
CONTRA COSTA COUNTY
COMM. EXPIRES MAR. 1, 2029

Signature _____ (Seal)

True Copy Certification

I, Wesley D. Turner, 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 August 12, 2025.

Affiant Signature

Date: August 12, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 12th day of August, 2025.

Notary's Signature

My Commission Expires: 8/19/2025

Notary's Seal

