Karen Johnson Davidson County
Batch# 1317869 DEEDWARR
09/03/2025 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $6,290.00
20250903-0070357

Name and Address of New Owner:
Samuel Blauer
160 2nd Avenue South Unit 2205
Nashville, TN 37201

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Mason Lillie, LLC
3401 Mallory Lane, STE. 100
Franklin, TN 37067

Map & Parcel No: 093 06 4E 058.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **John E. Kavanagh III and Kathleen M. Kavanagh, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto, **Samuel Blauer, unmarried,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in county, state of Tennessee, described as follows, to-wit:

Unit 2205 of the 160 Second Avenue Private Residences Condominium, together with an undivided 0.409% interest in the common elements appurtenant thereto, in accordance with and subject to the terms, conditions, covenants, restrictions, easements, agreements or any other provisions of the Declaration establishing the 160 Second Avenue Private Residences Condominium dated December 22, 2021 and recorded in the Register's Office of Davidson County, Tennessee on December 29, 2021 in Instrument No. 20211229-0171494, and Amended and Restated Declaration establishing 160 Second Avenue Private Residences Condominium dated April 21, 2022 and recorded in the Register's Office of Davidson County, Tennessee on April 25, 2022 in Instrument No. 20220425-0047381, and First Amendment to Amended and Restated Declaration establishing 160 Second Avenue Private Residences Condominium dated May 24, 2022 and recorded in the Register's Office of Davidson County, Tennessee on May 25, 2022 in Instrument No. 20220525- 0060949, and in accordance with and subject to the terms, conditions, covenants, restrictions, easements, agreements or any other provisions of the Declaration establishing 151 First Avenue Master Condominium dated December 22, 2021 and recorded in the Register's Office of Davidson County, Tennessee on December 29, 2021 in Instrument No. 20211229-0171493, and Amended and Restated Declaration establishing 151 First Avenue Master Condominium, dated April 21, 2022 and recorded in the Register's Office of Davidson County, Tennessee on April 25, 2022 in Instrument No. 20220425-0047380, and First Amendment to Amended and Restated Declaration establishing 151 First Avenue Master Condominium, dated May 24, 2022 and recorded in the Register's Office of Davidson County, Tennessee on May 25, 2022 in Instrument No. 20220525-0060948, each as same may now or hereafter be lawfully amended.

Being the same property conveyed to John E. Kavanagh III and Kathleen M. Kavanagh, his/her/their heirs and assigns forever by Deed dated August 30, 2022 from 151 Nashville Project LP, A Delaware Limited Partnership, recorded September 9, 2022, in Instrument Number 202209090100923, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 160 2nd Avenue South, Unit 2205, Nashville, TN 37201, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of August, 2025.

John E. Kavanagh III (SEAL)

Kathleen M. Kavanagh (SEAL)

STATE OF ~~TENNESSEE~~ Maine (B)
COUNTY OF ~~WILLIAMSON~~ York (B)

On this 28th day of August, 2025, before me personally appeared John E. Kavanagh III and Kathleen M. Kavanagh, 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 28th day of August, 2025.

Notary Signature
My commission expires: 05/01/2030

PATRICK JONES NOTARY PUBLIC EXP. 05-01-2030 STATE OF MAINE

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,700,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

John E Kavanagh Kathleen M Kavanagh

STATE OF ~~TENNESSEE~~ Maine (B)
COUNTY OF ~~WILLIAMSON~~ York (B)

Sworn to and subscribed before me this 28th day of August, 2025.

Notary Signature
My commission expires: 05/01/2030

PATRICK JONES NOTARY PUBLIC EXP. 05-01-2030 STATE OF MAINE

Tennessee Certification of Electronic Document

I, Karla Lilley, 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 8/28/2025 (date of document).

Affiant Signature

August 28, 2025
Date

State of TN
County of Williamson

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

DIAMOND ZIRKER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-21-2026

Notary Public

COMMISSION EXPIRES: 11/21/2026