WARRANTY DEED

Karen Johnson
Batch # 1323350
09/17/2025 10:25:02 AM
Fees: $13.00 Taxes: $5,494.50

Davidson County
DEEDWARR
2 pgs

20250917-0074174

File #25-TL-1610-B

(SEAL)
HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,485,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF September, 2025.

Notary Public
MY COMMISSION EXPIRES: _____

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)
Maria Blair	New Owner	
(NAME)	(NAME)	**082 05 3C 002.00**
1610 B 6th Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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,

RYAN DONNELL SMITH, A SINGLE PERSON,

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

MARIA BLAIR, a single person

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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of SIXTEEN-TEN SIXTH AVENUE NORTH, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing SIXTEEN-TEN SIXTH AVENUE NORTH, a Horizontal Property Regime, of record in Instrument No. 20200611-0060128, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Ryan Donnell Smith, by Warranty Deed from Bennu Business Holdings LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20220202-0012611, in the Register's Office of Davidson County, Tennessee, dated on January 21, 2022 and recorded on February 02, 2022.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of NORTH NASHVILLE REAL ESTATE COMPANY PLAN, as recorded in Plat Book 21, Page 105.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200611-0060128.
* Covenants, Conditions and Restrictions as set forth in Restrictive covenant for Detached structure recorded in Instrument No. 20211012-0136886.
* Charter for Sixteen-Ten Sixth Avenue North Homeowners' Association, Inc. as recorded Instrument No. 20200629-0070284.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **1610 B 6th Avenue North, Nashville, TN 37208**.

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 15 day of September, 2025.

Ryan Donnell Smith

AH STATE OF ~~TENNESSEE~~ California
AK COUNTY OF ~~DAVIDSON~~ Los Angeles

On this 15th day of September, 2025, before me personally appeared Ryan Donnell Smith, 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 15th day of September, 2025.

A. KARAJELIAN
COMM. #2529179
Notary Public - California
Los Angeles County
My Comm. Expires Sep. 2, 2029
NRO1 NRO1

Notary Signature
My commission expires: September 2, 2029