Karen Johnson Davidson County
Batch# 1342465 DEEDWARR
11/06/2025 10:32:30 AM 3 pgs
Fees: $18.00 Taxes: $3,959.00
20251106-0088503

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ONE MILLION SEVENTY THOUSAND AND 00/100 (1,070,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE ___ DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
MICHAEL LEVINE AND KRYSTIN LEVINE (NAME)	**NEW OWNER** (NAME)	**105 16 0S 016.00**
2176 CARSON STREET, #15 NASHVILLE, TN 37211 (ADDRESS)	**2237 KENILWORTH AVE WILMETTE, IL 60091** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 3rd day of November, 2025, the undersigned, **915 CAHAL PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **MICHAEL LEVINE AND KRYSTIN LEVINE, HUSBAND AND WIFE,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **Davidson** County, State of **TENNESSEE**, having an address of **2176 CARSON STREET, #15, NASHVILLE, TN 37211** and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 16 on the Plan of CITYVIEW SOUTH, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Cityview South, a Horizontal Property Regime with Private Elements of record as Instrument No. 20210222-0020915, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to 915 Cahal Partners, LLC, a Tennessee limited liability company, by Special Warranty Deed from RSD Carson Street, LLC, a Tennessee limited liability company, of record in Instrument No. 20230710-0052354, in the Register's Office of Davidson County, Tennessee, dated July 06, 2023 and recorded on July 10, 2023. Also see Scrivener's Affidavit of record in Instrument No. 20230824-0066214, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 3rd day of November, 2025.

GRANTOR: 915 CAHAL PARTNERS, LLC
BY: CHRIS MUSCATELLO
ITS: AUTHORIZED SIGNER BY CONSENT ACTION

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Chris Muscatello** with who I am personally acquainted, and who upon oath acknowledged themself to be the Authorized Signer by Consent Action for **915 Cahal Partners, LLC**, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of **915 Cahal Partners, LLC**, the within named Grantor, a Limited Liability Company duly existing and operating under the laws of the state of Tennessee and that they in such capacity as Authorized Signer by Consent Action executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Limited Liability Company as Authorized Signer by Consent Action.

WITNESS my hand, at office, on this 3rd day of November, 2025.

Notary Public

My Commission Expires

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/24/2028
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 November 3, 2025

Affiant Signature

November 3, 2025
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 3 day of November, 20 25.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY