Karen Johnson Davidson County
Batch# 1450267 DEEDWARR
07/21/2026 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $10,711.50
20260721-0066077

WARRANTY DEED

ABBY MUDTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 5, 2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,895,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20 DAY OF July, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Brown	New Owner	
(NAME)	(NAME)	093 06 4E 088.00
160 2nd Avenue South, Unit 2501		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **LIAUTAUD DEVELOPMENT GROUP, L.L.C - 103 SERIES, AN ILLINOIS LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEVIN BROWN, UNMARRIED,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, Unit 2501 of the 160 SECOND AVENUE PRIVATE RESIDENCES CONDOMINIUM, together with an undivided 0.571% 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, and Assignment of Board Appointment Right in Instrument No. 20240603-0040820, Registers office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit D to the Amended and Restated Declaration in Instrument No. 20220425-0047381, Registers office for Davidson County, Tennessee.

MO2026-768

Being the same property conveyed to Liautaud Development Group, L.L.C. – 103 Series, an Illinois limited liability company, by Special Warranty Deed from 151 Nashville Project LP, a Delaware limited partnership, of record in Instrument No. 20220921-0105034, in the Register's Office of Davidson County, Tennessee, dated August 30, 2022 and recorded on September 21, 2022. Also see of Scrivener's Affidavit of recorded in Instrument No. 20220930-0108333, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 160 2nd Avenue South, Unit 2501, Nashville, TN 37201
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 17TH day of JULY, 2026

LIAUTAUD DEVELOPMENT GROUP, L.L.C - 103 SERIES, AN ILLINOIS LIMITED LIABILITY COMPANY

BY: _____
NIC MUETH, ASSISTANT MANAGER

STATE OF ILLINOIS
COUNTY OF Champaign

Before me, the undersigned notary public of Champaign County, Illinois, personally appeared Nic Mueth with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Liautaud Development Group, L.L.C - 103 Series, an Illinois limited liability company the within named bargainor, a limited liability company and that he as such Assistant Manager, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Assistant Manager.

Witness my hand and official seal this 17th day of July, 2026.

Commission expires: 3/10/30

_____
Notary Public

Official Seal
ERICA ANNE BALES
Notary Public, State of Illinois
Commission No. 948275
My Commission Expires March 10, 2030

MO2026-768

Tennessee Certification of Electronic Document

I, George Mudter, 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 7/17/26 (date of document).

Affiant Signature

7/20/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20 day of July, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

