WARRANTY DEED

Karen Johnson Davidson County
Batch# 268812 DEEDWARR
08/08/2019 03:21:37 PM 3 pgs
Fees: $18.00 Taxes: $1,442.63

20190808-0079176

R-VRES-19-01010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joseph Jenkins and Jordan Simpkins Karen Irving	**Broker Solutions Inc. DBA New American Funding**	
(NAME) **P.O. Box 160748**	(NAME) **14511 Myford Road, Suite 100**	**82-14-A-55.00CO**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) **Tustin, CA 92780**	
(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, **KAREN LONG, TRUSTEE; OF THE 2009 LONG LIVING TRUST UAD MARCH 23, 2009,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSEPH JENKINS, MARRIED, AND JORDAN SIMPKINS, UNMARRIED AND KAREN IRVING, UNMARRIED, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** 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 condominium located in Davidson County, Tennessee, being Unit No. 1010 of Riverfront Condominiums, 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 Riverfront Condominiums of record in Instrument Number 20051221-0153160, as amended in Instrument No. 20051228-0155671 and Second Amendment in Instrument No. 20060518-0058640, 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 "E" to said Master Deed of record in Instrument No. 20051221-0153160 as amended in Instrument No. 20051228-0155671 and Second Amendment in Instrument No. 20060518-0058640 Register's Office for Davidson County, Tennessee for a complete identification and description of such Unit.

Being the same property conveyed to Karen Long, Trustee of the 2009 Long Living Trust Dated March 23, 2009 by Warranty Deed from Gregory D. Hilbourn, an unmarried man, recorded May 4, 2017 in Instrument No. 20170504-0044333, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Property Taxes for the year 2019 and subsequent years.
- Master Deed of record in Instrument Number 20051221-0153160, First Amendment to Master Deed of record in Instrument No. 20051228-0155671 and Second Amendment to Master Deed of record in Instrument No. 20060518-0058640 , Register's Office for Davidson County, Tennessee.
- Amendment to By-Laws of record in Instrument No. 20090109-0002382 and Instrument No. 20150402-0029055, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument No. 20051216-0151344, said Register's Office.
- Quitclaim Deed of record in Instrument No. 20061229-0161139, said Register's Office.
- Agreement for Dedication of Easement of record in Book 7228, Page 400, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 2303, Page 437, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 2098, Page 166, Register's Office for Davidson County, Tennessee.
- Agreement shown by decree of record in Minute Book 55, Page 468, of the Third Circuit Court.
- Easement of record in Book 2199, Page 537, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 11112, Page 881, Register's Office for Davidson County, Tennessee.
- Memorandum of Lease of record in Book 11233, Page 522, Register's Office for Davidson County,

Tennessee.

- Grant of Easement of record in Instrument Number 20160301-0019392, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1010 1st Avenue N, Nashville, Tennessee 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(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 6th DAY OF AUGUST, 2019.

The 2009 Long Living Trust UAD March 23, 2009

BY: _____
Karen Long
Trustee

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAREN LONG, TRUSTEE of THE 2009 LONG LIVING TRUST UAD MARCH 23, 2009, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 6th of August, 2019.

_____ See Attached

Notary Public
My Commission Expires: _____
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CALIFORNIA ALL-PURPOSE CERTIFICATE OF 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 Santa Clara

On August 6, 2019 before me, Adam Atito, Notary Public,
(Here insert name and title of the officer)

personally appeared Karen Long, Trustee of The 2009 Long Living Trust UAD March 23, 2009,

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.

Signature of Notary Public

(Notary Seal)

ADAM ATITO
Notary Public - California
Santa Clara County
Commission # 2220270
My Comm. Expires Oct 30, 2021

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 8 Document Date

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer

(Title)

- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they,~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

© 2004-2015 ProLink Signing Service, Inc. – All Rights Reserved www.TheProLink.com – Nationwide Notary Service