WARRANTY DEED

Karen Johnson Davidson County
Batch# 544522 **DEEDWARR**
01/04/2021 11:52:18 AM 2 pgs
Fees: $13.00 Taxes: $1,323.86

20210104-0000517

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $357,800.00

Affiant

Subscribed and sworn to before me, this the 28th day of December, 2020.

Notary Public

My commission expires: 7/9/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jenny Elaine Wilson **William Neil Norman**	new owners	**Map 142-08-0-A Parcel 059.80ce**
215 Pebble Brook		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Homer G. Rowe and Vicki E. Rowe, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jenny Elaine Wilson and William Neil Norman, wife and husband

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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 59 of the Coronada Town Home Condominiums, Phase II, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Coronada Town Home Condominiums, of record in Book 4901, Page 679, and as amended in Book 5202, Page 329, Book 5306, Page 241, Book 5522, Page 675, and Book 5869, Page 269, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 4901, Page 702, and amended in Instrument No. 20100304-0016850, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Coronada Town Home Condominiums, Phase II, of record in Plat Book 4955, Page 110, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Homer G. Rowe and Vicki E. Rowe, husband and wife, by Warranty Deed dated October 7, 2015 from Brenda R. Metz and husband, Danny L. Metz, of record in Instrument No. 20151012-0103655, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 4955, Page 110, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Master Deed of Coronada Condominiums, of record in Book 4901, Page 679 and as amended in Book 5202, Page 329, Book 5306, Page 241, Book 5522, Page 675, and Book 5869, Page 269, said Register's Office. (3) By-Laws of Coronada Homeowners' Association, Inc., of record in Book 4901, Page 702 and as amended in Instrument No. 20100304-0016850, said Register's Office. (4) Charter of Coronada Condominium Association, Inc., of record in Book 4902, Page 938 and amended in Book 6132, Page 118 and Book 7694, Page 733, said Register's Office. (5) Agreement for Dedication of Easement for Sanitary Sewers of record in Book 4788, Page 761 and Book 4816, Page 965, said Register's Office. (6) Grant of Underground Utility Easement of record in Book 7173, Page 324, said Register's Office. (7) Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20130118-0006281, said Register's Office. (8) Memorandum of Lease Agreement of record in Instrument No. 20100419-0029232, Instrument No. 20100419-0029233, and Instrument No. 20100330-0023625, said Register's Office. (9) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (_X__) Unimproved (____) property, known as **215 Pebble Brook, Nashville, TN 37221**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-VBB-20215

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 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/our hand(s) this 28th day of December, 2020.

Homer G Rowe — 12·28·20

Homer G. Rowe

Vicki E Rowe — 12/28/2020

Vicki E. Rowe

STATE OF Nevada)
COUNTY OF Carson City)

Personally appeared before me, a Notary Public of said County and State, **Homer G. Rowe and Vicki E. Rowe,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Carson City (CITY), Nevada (STATE), this 28 day of December, 2020.

Notary Public

LISSETTE GARCIA VELAZQUEZ
NOTARY PUBLIC
STATE OF NEVADA
No. 19-1286-3 My Appt. Exp. Jan. 29, 2023

My Commission Expires: January 29, 2023