WARRANTY DEED

Karen Johnson Davidson County
Batch# 549427 **DEEDWARR**
01/07/2021 11:53:52 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20210107-0003376

O-SB-AREG-20-320-2705

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

James Allan Henderson Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/13/22

(AFFIX SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

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)
James Allan Henderson, Jr. and Corina Fatima Henderson	**New Owner**	
(NAME)	(NAME)	**128-12-0A-120.00-CO**
4316 Columbia Pike		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(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, **JANICE TANT, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES ALLAN HENDERSON, JR. AND CORINA FATIMA HENDERSON, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Unit No. 120, Building No. 27, together with the appurtenant interest in the common elements of Eagle Ridge At The Reserve, Section 7, Phase 18, a horizontal property regime established by Master Deed, of record as Instrument No. 20011011-0110875 as amended in Instrument No. 20030108-0003694, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit A to the aforementioned amendment to the Master Deed.

Being the same property conveyed to Janice Tant, unmarried by Warranty deed from Zoltan Verebelyi and wife, Linda Verebelyi and Michele Verebelyi, a single person of record in Instrument No. 20070503-0053075 Register's Office for Davidson County, Tennessee, dated April 20, 2007 and recorded on May 03, 2007.

This conveyance is subject to:
• Taxes for the year 2020, a lien paid in full.
• Subject to all matters shown on the Plan of record in Plat Book 7900, Page 896 through 898, inclusive, Instrument No. 20030106-0001894, Instrument No. 20041019-0125465 and in Instrument No. 20030108-0003688, Register's Office for Davidson County, Tennessee.
• Master Deed establishing a Horizontal Property Regime of Eagle Ridge at the Reserve of record in Instrument Number 20011011-0110875 and amended by supplement and amendment No. 3. recorded in Instrument No. 20020313-0031651,amended by supplement and amendment No.4. recorded in Instrument No. 20020313-0031652, amended by supplement and amendment No. 5. recorded in Instrument No. 20020313-0031653, amended by supplement and amendment No. 6. recorded in Instrument No. 20020313-0031654,amended by supplement and amendment No. 7. recorded in Instrument No. 20020313-0031655, amended by supplement and amendment No. 8. recorded in Instrument No. 20020313-0031656, amended by supplement and amendment No. 9. recorded in Instrument No. 20020417-0047840, amended by supplement and amendment No. 10. recorded in Instrument No. 20020530-0065658, recorded in Instrument No 20020524-0063780 and recorded in Instrument No 20030108-0003694 also amended in Instrument No. 20030108-0003688, amended by supplement and amendment No. 28. recorded in Instrument No. 20040716-0084972, Register's Office for Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20051129-0143344, Register's Office for Davidson County, Tennessee.
• Charter of Eagle Ridge at the Reserve Homeowners Association, Inc. of record in Instrument Number 20010112-0003836 and in Instrument No. 20010112-0003839, in the Register's Office for Davidson County, Tennessee.
• Storm Water Detention Agreement of record in Instrument Number 20001103-0109348, in the Register's Office for Davidson County, Tennessee.

- Easement of record in Book 7861, Page 559 and Book 8083, Page 534, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20191001-0100109, in the Register's Office for Davidson County, Tennessee.
- Declaration for Eagle Ridge at the Reserve of record in Instrument Number 20010116-0004521, in the Register's Office for Davidson County, Tennessee.
- Option Agreement of record in Book 5074, Page 856, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 5074, Page 945, in the Register's Office for Davidson County, Tennessee.
- Utility Easement granted to Harpeth Valley Utility District of record in Instrument Number 20050721-0084650 and more fully described in Instrument No. 20040729-0090682, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20140924-0087653, 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: **320 Old Hickory Blvd Ste 2705, Nashville, Tennessee 37221**.

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 4th DAY OF JANUARY, 2021.

Janice Tant

Janice Tant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANICE TANT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of January, 2021.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires

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