WARRANTY DEED

Karen Johnson Davidson County
Batch# 581014 DEEDWARR
03/01/2021 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20210301-0025877

DM-SB-P-21-612-111

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF FEBRUARY, 2021.

Tabatha Edwards
Notary Public

MY COMMISSION EXPIRES: 11-6-23
(AFFIX SEAL)

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON 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)
Colleen Kroboth	New Owner	
(NAME)	(NAME)	**092 07 0I 111.00**
612 21st Ave N Apt #111		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **MEREDITH SEELEY, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **COLLEEN KROBOTH,** 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. 111, The 1865, A Condominium, and described in a Declaration Establishing The 1865, A Condominium, of record in Instrument No. 20190314-0023483, amended in Instrument Nos. 20190712-0068003, 20191007-0102697 and 20191010-0104084, Register's Office for said County, to which reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Meredith Seeley, A Single Woman, by Warranty Deed from The 1865 Condominiums, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20191122-0120625, in the Register's Office of Davidson County, Tennessee, dated November 20, 2019 and recorded on November 22, 2019. Also see Scrivener's Affidavit of record in Instrument No. 20200110-0003731, Register's Office of Davidson County, Tennessee.

Being a part of the same property conveyed to The 1865 Condominiums, LLC, A Tennessee Limited Liability Company, by Quitclaim Deed from Cottage Partners, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20190312-0022631, in the Register's Office of Davidson County, Tennessee, dated March 11, 2019 and recorded on March 12, 2019.

Being a part of the same property conveyed to Cottage Partners, LLC, a Tennessee limited liability company, by Special Warranty Deed from Kimbro Equities I, a Tennessee general partnership, of record in Instrument No. 20160818-0086479, and Correction of Special Warranty Deed recorded in Instrument No. 20161021-0111567, in the Register's Office of Davidson County, Tennessee, dated August 17, 2016 and recorded on August 18, 2016.

This conveyance is subject to:
• County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

• Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 621 21ST AVENUE L.L.C. SUBDIVISION, as recorded in Plat Instrument No. 20040929-0117201.

• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF 596 AND 610 21ST AVENUE NORTH, as recorded in Plat Instrument No. 20160914-0096846.

• Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master

Deed establishing The 1865, A Condominium of record in Instrument No. 20190314-0023483, as amended by instrument(s) of record in Instrument No. 20190712-0068003, Instrument No. 20191007-0102697, Instrument No. 20191010-0104084; also subject to easements, rights and interests 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 building thereon.

• Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20180228-0018696.

• Easement for Sewer, recorded in Book 1755, Page 4.

• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **612 21st Ave N Apt #111, Nashville, Tennessee 37203**.

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 25th DAY OF FEBRUARY, 2021.

Meredith Seeley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MEREDITH SEELEY, 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 25th of February, 2021.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

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

MAGNOLIA TITLE & ESCROW
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Ryan Lux, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Leslie Garside, a notary public for this county and state, Ryan Lux who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (If on paper)

