THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210132936** Karen Johnson Davidson County Batch# 581487 **DEEDWARR** 03/02/2021 12:01:59 PM 2 pgs Fees: $13.00 Taxes: $4,736.00 20210302-0026511	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,280,000.00. Affiant Subscribed and sworn to before me, this 26th day of February, 2021. Notary Public My Commission Expires:

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Christopher Joseph O'Conor and Melody Chou O'Conor 3415B Benham Avenue Nashville TN 37215	New Owner	Tax Parcel ID No. 117 07 3A 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jonathan Dudor and Shannon Dudor, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher Joseph O'Conor and Melody Chou O'Conor, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 2 of 3415 Benham Avenue Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 3415 Benham Avenue Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20151125-0120011, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 3415 Benham Avenue Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20151125-0120011, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Jonathan Dudor and Shannon Dudor, Husband and Wife as Joint Tenants with Full Rights of Survivorship, by Warranty Deed from Radnor Development, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20180126-0008491, in the Register's Office of Davidson County, Tennessee, dated January 22, 2018, and recorded on January 26, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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 The North Part of Noel's Subdivision of Watkins Grove, as recorded in Plat Book 547, Page(s) 156.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20151125-0120011.

This is improved property located at 3415B Benham Avenue Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of February, 2021.

Jonathan Dudor by [signature] Attorney in Fact
Jonathan Dudor
By: Will Chapman, Attorney in Fact

Shannon Dudor by [signature] Attorney in Fact
Shannon Dudor
By: Will Chapman, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Will Chapman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Jonathan Dudor and Shannon Dudor and that he is authorized by Jonathan Dudor and Shannon Dudor to execute this instrument on their behalf.

WITNESS my hand, at office, this 26th day of February, 2021.

[signature]
Notary Public

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024