WARRANTY DEED

Karen Johnson Davidson County
Batch# 591166 DEEDWARR
03/12/2021 02:14:16 PM 2 pgs
Fees: $13.00 Taxes: $444.00

20210312-0033364

W-SB-BMR-21-550A-113

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/8/21 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

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)
Mary Katherine Bixler	**New Owner**	
(NAME)	(NAME)	
550 Harding Pl A 113		**147-02-0B-013.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **LIOR ROSE, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARY KATHERINE BIXLER, A SINGLE WOMAN,** 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. A-113, on the plan of Caldwell Court Condominiums created under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated as established by a Master Deed of record in Book 6188, Page 744, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Caldwell Court Condominiums set for forth in Exhibit 1-2 of said Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to Lior Rose, an unmarried man by Warranty Deed from Chenxi Jiang, an unmarried person of record in Instrument No. 20170110-0002931 Register's Office for Davidson County, Tennessee, dated January 05, 2017 and recorded on January 10, 2017.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- All matters shown on the Plan attached as Exhibit "A-2" to the Master Deed of record in Book 6188, page 744, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Caldwell Court Condominiums of record in Book 6188, Page 744, as amended in Book 10016, page 185, Instrument No. 20070509-0055551 and Instrument No. 20071011-0120947 and In Instrument No. 20130210-20014369 and Instrument No. 20140325-0024373 and Instrument No. 20150806-0078416, Appointment of Substitute Trustee recorded in Instrument No. 20080625-0065590, Register's Office for Davidson County, Tennessee, with By-Laws for Caldwell Court Condominiums and Caldwell Court Condominium Association, Inc. appended thereto as Exhibit "B".
- By-Laws of record in Book 6188, Page 787 (as Exhibit to Master Deed), in the Register's Office for Davidson County, Tennessee.
- Charter of Caldwell Court Condominium Association, Inc. of record in Book 6188, Page 452 and Book 6188, Page 804, as amended in Instrument No. 20070103-0001049, in the Register's Office for Davidson County, Tennessee, and also attached as Exhibit "C" to the Master Deed in Book 6188, page 744, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville of record in Book 4895, Page 829, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20150211-0012557, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters as shown on plan of record in Book 2331, Page 38, Register's Office for Davidson County, Tennessee, including but not limited to a 10 feet easement for public utility and drainage purposes and a 2.5 x 20 foot utility anchor easement.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **550 Harding Pl A 113, Nashville, Tennessee 37211**.

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 10th DAY OF MARCH, 2021.

Lior Rose

Kristina Rose

Kristina Rose, spouse of Lior Rose, hereby joins in this conveyance and does transfer and convey any and all marital interest Kristina Rose may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LIOR ROSE, 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 10th of March, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KRISTINA ROSE, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of March, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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