Karen Johnson Davidson County
Batch# 599686 DEEDWARR
03/25/2021 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,409.70
20210325-0039130

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $381,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 11-22-2023

(AFFIX SEAL)

KINA RENEE SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

O-SB-KPG-21-719A

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)
Aaron Plunkett and Anwesa Chakrabarti	New Owner	
(NAME)	(NAME)	**082-08-0A-013.00-CO**
719 A McFerrin Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **COURTNEY K. CONLEY, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AARON PLUNKETT AND ANWESA CHAKRABARTI, 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. 13 of The West Eastland Townhomes, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The West Eastland Townhomes of record in Instrument No. 20060718-0086336, First Amendment in Instrument No. 20061026-0132919, Second Amendment in Instrument No. 20070227-0024222, and Third Amendment in Instrument No. 20070718-0085401, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws, as amended in Instrument No. 200700227-0024223 for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on Exhibit "A" to said Third Amendment to the Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Courtney K. Conley, an unmarried woman by Warranty Deed from Megan Patton, unmarried and Judith Wilson, unmarried of record in Instrument No. 20150918-0094877 Register's Office for Davidson County, Tennessee, dated September 15, 2015 and recorded on September 18, 2015. Courtney K. Conley having since married Brandyn Feldman. **NOTE: BRANDYN FELDMAN JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HIS/HER INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.**

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 63, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The West Eastland Townhomes of record in Instrument Number 20060718-0086336, First Amendment in Instrument No. 20061026-0132919, Second Amendment in Instrument No. 20070227-0024222, and Third Amendment in Instrument No. 20070718-0085401, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 200700227-0024223, in the Register's Office for Davidson

County, Tennessee.
- Easement of record in Book 7444, Page 494 and Instrument Number 20050916-0111407, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20060630-0078477, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Main, Pumps and Appurtenances of record in Instrument Number 20060811-0098974, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20060811-0099008, in the Register's Office for Davidson County, Tennessee.
- Conveyance of common area of record in Instrument Number 20141112-0104213, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **719 A McFerrin Ave, Nashville, Tennessee 37206**.

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 21 DAY OF MARCH, 2021.

Courtney K. Conley

BRANDYN FELDMAN

STATE OF Maryland

COUNTY OF Howard

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, COURTNEY K. CONLEY, 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 22nd of March, 2021.

Notary Public
My Commission Expires: 8/03/2023
(SEAL)

STATE OF Maryland

COUNTY OF Howard

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRANDYN FELDMAN, 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 22nd of March, 2021.

Notary Public
My Commission Expires: 8/03/2023
(SEAL)

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

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 10-21-2024
Notary's Seal (if on paper)

