Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 21-SBP-21302B

Karen Johnson Davidson County
Batch# 614079 DEEDWARR
04/13/2021 02:17:42 PM 2 pgs
Fees: $13.00 Taxes: $1,887.00

20210413-0049274

Prepared By ~~& Return To~~:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
21-1428TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 510,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th day of April, 2021.

Notary Public

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-17-2023

Commission Expiration: 4-17-2023

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Mallory Gena Simon 302B Vivelle Avenue Nashville, TN 37210	**SAME AS NEW OWNER.**	106-13-0-081.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Rachel **Sylvia Roddick and Justin Roddick, wife and husband**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mallory Simon, an unmarried woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property known as: 302B Vivelle Avenue, Nashville, TN 37210, County of Davidson

Being Unit "B" as shown on Exhibit B to the Declaration of Covenants, Conditions, and Restrictions for Vivelle Avenue Townhomes of record in Instrument No. 20200310-0026504, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said unit.

Being part of the same property previously conveyed to Tyler J. Willmon and wife, Riki-Lynne Spence, by Warranty Deed from Patricia Yee, dated 11/01/2011 and recorded 11/02/2011 in Instrument No. 20111102-0085310, said Register's Office.

Being part of the same property conveyed to Rachel Sylvia Roddick and Justin Roddick, wife and husband, by Warranty Deed from Tyler Willmon and wife, Riki-Lynne Willmon, fka Riki-Lynne Spence, dated 01/17/2020 and recorded 01/23/2020 in Instrument No. 20200123-0008479, said Register's Office.

Tax Map and Parcel ID: 106-13-0-081.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 302B Vivelle Avenue, Nashville, TN 37210

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unemcumbered, 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 GRANTEES, 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 hand this 29th day of April, 2021.

Rachel Sylvia Roddick

Justin Roddick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of April, 2021, before me personally appeared **Rachel Sylvia Roddick and Justin Roddick**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 29th day of April, 2021.

Notary Public

Commission Expiration: 4-17-2023

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023