PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

WARRANTY DEED

Karen Johnson Davidson County
Batch# 618336 DEEDWARR
04/19/2021 03:02:55 PM 2 pgs
Fees: $13.00 Taxes: $1,035.63

20210419-0052238

JESSICA ANN MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

A-AP-20-937

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00.

Ashley Conard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/29/25
(AFFIX SEAL)

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)
Dylan Quesnel	**Eustis Mortgage Corp, dba Prosperity Mortgage Advisors**	
(NAME) **937 Ashland Place Drive**	(NAME) **798 S. Rampart St.**	**069 06 0B 045.00**
(ADDRESS) **Nashville, TN 37218**	(ADDRESS) **New Orleans, LA 70113**	
(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, **RWA/ASHLAND PLACE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DYLAN QUESNEL, AN UNMARRIED MAN,** 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 45 of Ashland Place Townhomes, a Townhomes Planned Unit Development, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Ashland Place Townhomes, a Townhomes Planned Unit Development, a Horizontal Property Regime, of record in Instrument No. 20160826-0089473 and Amendment recorded in Instrument Nos. 20161021-0111700 and 20180530-0051597, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to RWA/Ashland Place, LLC, a Tennessee limited liability company, by Quit Claim Deed from Omega Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20160826-0089471, in the Register's Office of Davidson County, Tennessee, dated August 25, 2016 and recorded on August 26, 2016.

Being the same property conveyed to Omega Properties, LLC, a Tennessee limited liability company, by Special Warranty Deed from Henry S. Wood and Sarah J. Wood, of record in Instrument No. 20151104-0112572, in the Register's Office of Davidson County, Tennessee, dated November 04, 2015 and recorded on November 04, 2015.

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.

- Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.

- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Ashland Place Condominiums of record in Instrument No. 20070731-0090537, as amended by instrument(s) of record in Instrument No. 20131004-0104449 and Subordination recorded in Instrument No. 20131004-0104452; 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.

- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160826-0089473; Amendment recorded in Instrument No. 20161021-0111700; Instrument No. 20180530-0051597; Supplemental Declaration recorded in Instrument No. 20190507-0042739 and Corrected in Instrument No. 20190619-0059213.

- Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20160609-0058481.

- Easement for Right of Way, recorded in Book 6570, Page 248 and reformed by Order and Judgment of record in Book 8045, Page 982 and Instrument No. 20190628-0062921.

- Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances, recorded in Book 6785, Page 153.

- Easement for Water Mains and Appurtenances, recorded in Book 6910, Page 562.

- Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20070302-0025691.

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

This is **improved** property known as: **937 Ashland Place Drive, Nashville, Tennessee 37218**.

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 he rs 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 15 DAY OF APRIL, 2021.

RWA/Ashland Place, LLC

BY: _____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of RWA/ASHLAND PLACE, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th of April, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2023

RETURN TO:
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2012 21st Avenue South
Nashville, TN 37212