Karen Johnson Davidson County
Batch# 620091 DEEDWARR
04/21/2021 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,777.85
20210421-0053326

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 6/19/2023
(AFFIX SEAL)

JENNIFER A HOFFMAN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 06-19-2023

JM-SB-VRES-21-01829B

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)
Meghan Murphy and Cody Richert	**NEW OWNER**	
(NAME)	(NAME)	
1829 B 5th Ave N.	1829B 5th Ave N.	**081-08-0T-002.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37208	
(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, **QUENTIN J. MINSON, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MEGHAN MURPHY AND CODY RICHERT, WIFE AND HUSBAND,** 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 1829 Unit No. B of 5th and Coffee Townhomes, a Planned Unit Development 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, under the Declaration of Covenants, Conditions and Restrictions, establishing 5th and Coffee Townhomes of record in Instrument Number 20111020-0081710, corrected by Scrivener's Affidavit of record in Instrument Number 20190114-0003778, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the Administration thereof, and all Easements, rights and interest in favor of other unit owners, and ail sewer, water, electrical, telephone, and other utility Easements nor or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said unit being depicted on Exhibit C ; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit D, to which reference is hereby made to said Declaration for a more complete and accurate description.

Being the same property conveyed to Quentin J. Minson, a single person by Warranty deed from James P. Raley, Jr., an unmarried man of record in Instrument No. 20141104-0101546 Register's Office for Davidson County, Tennessee, dated October 30, 2014 and recorded on November 04, 2014.

Victoria Minson, spouse of the grantor, joins in the execution of this instrument for the purpose of conveying their marital interest, if any, in the subject property.

This instrument was executed via authority granted in powers of attorney recorded simultaneously herewith.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Plan of record in Plat Book 21, Page 105, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20111020-0081710 and amended by Scrivener' s Affidavit in Instrument No. 20190114-0003778, Register's Office for Davidson County, Tennessee.
- Charter for 5th and Coffee Townhomes HOA of record in Instrument Number 20111014-0080162, in the Register's Office for Davidson County, Tennessee.
- Driveway and Access Easement of record in Instrument Number 20110511-0035984, in the Register's Office for Davidson County, Tennessee.
- Sanitary sewer easement of record in Instrument Number 20110511-0035985, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1829 B 5th Ave, North Nashville, Tennessee 37208**.

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 20th DAY OF APRIL, 2021.

Quentin J. Minson by PH
Quentin J. Minson
by Paul Hinman as Attorney-in-fact

Victoria Minson by PH
Victoria Minson
by Paul Hinman as 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, PAUL HINMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of QUENTIN J. MINSON, and who acknowledged he/she/they executed the same as the free act and deed of the said QUENTIN J. MINSON.

Witness my hand and official seal, this the 20th of April, 2021.

L M Blakely
Notary Public
My Commission Expires: 9/2/24
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of VICTORIA MINSON, and who acknowledged he/she/they executed the same as the free act and deed of the said VICTORIA MINSON.

Witness my hand and official seal, this the 20th of April, 2021.

L M Blakely
Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

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

True Copy Certification

I, Jennifer Hoffman, 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.

Jennifer A Hoffman
Signature

State of Tennessee

County of Sumner

Personally appeared before me, Patti Robitaille, a notary public for this county and state, Jennifer HOFFMAN who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Patti Robitaille
Notary's Signature

My Commission Expires: 3/1/2023
Notary' Seal (if on paper)

