# WARRANTY DEED

Karen Johnson Davidson County
Batch# 641367 **DEEDWARR**
05/20/2021 03:00:56 PM 2 pgs
Fees: $13.00 Taxes: $3,052.50

20210520-0068910

B-SB-SH-21-2716-3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $825,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/7/23
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**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) |
|---|---|---|
| **Stay Delaware, LLC** | new owner | |
| (NAME) | (NAME) | **092-10-0Q-003.00-CO** |
| **2716 DELAWARE AVE Unit 3** | 407 Humphreys Street | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37209** | Nashville, TN 37203 | |
| (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, **2716 DELAWARE AVENUE 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 **STAY DELAWARE, LLC,** 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 3 on the Plan of 2716 Delaware Avenue Townhomes, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for 2716 Delaware Avenue Town homes, as set forth in Exhibit " B" of record in Instrument No. 20200213-0016790, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Hue R. Majors and wife, Sadie Elizabeth Majors by Installment deed from Fred S. Beaty and wife, Mary A. Beaty of record in Book 5995, Page 833, Register's Office for Davidson County, Tennessee, dated January 14, 1983 and recorded on January 21, 1983.

Being a portion of the same property conveyed to Sadie Elizabeth Majors by Quitclaim Deed from Hue R. Majors of record in Instrument No. 20000818008200l Register's Office for Davidson County, Tennessee, dated August 11, 2000 and recorded on August 18, 2000.

Being a portion of the same property conveyed to Gloria Jackson, unmarried, and Gregory Jackson, married, and a life estate reserved for Termaine Pointer, by Quitclaim Deed from Sadie Elizabeth Majors of record in Instrument No. 20100127-0006842 Register's Office for Davidson County, Tennessee, dated September 1, 2009 and recorded on January 27, 2010.

Being a portion of the same property conveyed to Sadie Elizabeth Majors by Quitclaim Deed from Gloria Jackson, unmarried and Gregory Jackson, married and Termaine Pointer of record in Instrument No. 20110302-0016744 Register's Office for Davidson County, Tennessee, dated February 24, 2011 and recorded on March 2, 2011. (

Being a portion of the same property conveyed to Gloria Jackson, unmarried and a life estate reserved for Termaine Pointer and Hue R. Majors by Quitclaim Deed from Sadie Elizabeth Majors of record in Instrument No. 20120119-0005181 Register's Office for Davidson County, Tennessee, dated September 1, 2009 and recorded on January 19, 2012.

Sadie Elizabeth Majors having since died intestate on April 9, 2017. This deed was declared null and void by Order filed in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 19P-446 and recorded in Instrument No. 20190827-0086203, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to 2716 Delaware Avenue, LLC, a Tennessee Limited Liability Company, by Administrator's Deed from Peggy D. Mathes, Administrator of the Estate of Sadie Elizabeth Majors, of record in Instrument No. 20200124-0008907 Register's Office for Davidson County, Tennessee,

dated January 22, 2020 and recorded on January 24, 2020.

This conveyance is subject to:
• Taxes for the year 2021, a lien not yet due and payable.
• Subject to all matters shown on the Plan of record in Plat Book 57, Page 91 and Book 1, Page 66, Register's Office for Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20200213-0016790, Register's Office for Davidson County, Tennessee.
• Charter of record in Instrument Number 20200213-0016789, in the Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Public Right-of-Way of record in Instrument Number 20200331-0034216, in the Register's Office for Davidson County, Tennessee.
• Letter of Responsibility of record in Instrument Number 20200430-0045146, 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: **2716 DELAWARE AVE Unit 3, Nashville, Tennessee 37209**.

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 19th DAY OF MAY, 2021.

2716 Delaware Avenue LLC, a Tennessee Limited Liability Company

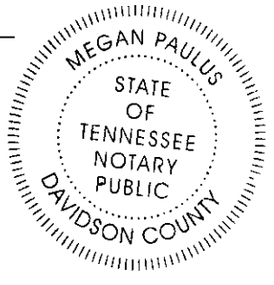
BY: _____
Anthony Ewing
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANTHONY EWING, 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 2716 DELAWARE AVENUE LLC, A TENNESSEE LIMITED LIABILITY COMPANY 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 19th of May, 2021.

_____
Notary Public
My Commission Expires: 3/7/23
(SEAL)




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