THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P21-30293	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **610,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF May, 2021. Notary Public MY COMMISSION EXPIRES: 12-18-22 (AFFIX SEAL)

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 651242 DEEDWARR
06/08/2021 09:17:30 AM 3 pgs
Fees: $18.00 Taxes: $2,257.00
20210608-0076482

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Rudoy & Maya Rudoy	New Owners	MAP 142-16-0B
240 Andover Way		PARCEL -015.00-CO
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Jackson Cothren and wife, Marsha Cothren**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **George Rudoy and Maya Rudoy, husband and wife**

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:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Arlington Green, Phase I of record in Plat Book 6900, Page 399, and amended in Book 7517, Page 281, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jackson Cothren and wife, Marsha Cothren by Warranty deed from Benjamin L. Dehner and wife Katherine C. Dehner of record in Instrument No. 20130822-0088887 Register's Office for Davidson County, Tennessee, dated July 15, 2013 and recorded on August 22, 2013.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2021 and subsequent years; (2) all matters shown on the Plan of record in Plat Book 6900, Page 399 amended in Book 7517, Page 281; (3) Covenants, Conditions and Restrictions of record in Book 7517, Page 283, Book 7517, Page 367, Book 8180, Page 222, Book 8120, Page 402, Book 8210, Page 485, Book 8180, Page 230, Book 8180, Page 232, Book 8181, Page 62, Book 8712, Page 618, Book 8712, Page 620, Book 8796, Page 410, Book 8796, Page 416, Book 9150, Page 182, Book 9492, Page 594, Book 9492, Page 600; (4) Homeowners Association Charter of record in Book 11272, Page 886 and Book 8170, page 450, in the Register's Office for Davidson County, Tennessee.
12. By-Laws of record in Book 8120, Page 463, as amended in Book 11232, Page 427; (5) Quit Claim for Open Area of record in Book 8625, Page 750; (6) Easement(s) of record in Book 4594, Page 650; (7) Agreement for easement of record in Book 5459, Page 654 and Book 5473, Page 171; (8) Subject to all matters shown on the Master Plan of record in Plat Book 6900, Page 398; (9) Quitclaim Deed of record in Book 9618, Page 880; (10) Subject to rights of others in and to the common areas and/or elements; (11) Agreement for easement of record in Book 5459, Page 654 and Book 5473, Page 171; (12) Subject to all matters shown on the Master Plan of record in Plat Book 6900, Page 398; (13) Quitclaim Deed of record in Book 9618, Page 880; (14) All applicable governmental and zoning regulations.

This is IMPROVED property known as **240 Andover Way, Nashville, TN 37221.**

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 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 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 our hands this the 27th day of May, 2021.

Jackson Cothren

Marsha Cothren

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jackson Cothren** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 27th day of May, 2021.

My Commission expires: 1-8-24

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Marsha Cothren** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 27th day of May, 2021.

My Commission expires: 1-8-24

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

