Karen Johnson
Batch# 653406
06/10/2021 09:16:49 AM
Fees: $13.00 Taxes: $1,513.30

Davidson County
DEEDWARR
2 pgs

20210610-0078040

WARRANTY DEED

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

W-SB-VRES-21-4505

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $409,000.00.

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JUNE, 2021.

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 9-6-22
(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)
Emily Geneva Davis and Albert Zimmerman	NEW OWNER	
(NAME)	(NAME)	
4505 Harding Pike #123		**116-03-0B-123.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **ANNE MURRELL LOCKE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EMILY GENEVA DAVIS AND ALBERT ZIMMERMAN, 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:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 123 on the plan of Royal Oaks Apartments, Condominium Apartments, of record in Book 5200, page 45, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Anne Murrell Locke, unmarried by Warranty deed from Ralph E. Mosely and Wife, Karen L. Mosely of record in Book 11643, page 871, Register's Office for Davidson County, Tennessee, dated August 31, 1999 and recorded on September 01, 1999. (Value or consideration shown in aforementioned deed $160,000.00.) Being also known as 4505 Harding Pike Nashville, Tennessee 37205.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- All matters shown on the Plan of record in Plat Book 5200, Page 45, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of 4505 Harding Road Homeowners' Associationof record in Book 5282, Page 972 with By-Laws appended thereto at Book 5282, Page 992, Register's Office for Davidson County, Tennessee.
- Charter of 4505 Harding Road Homeowners' Association of record in Book 5282, Page 501, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 5144, Page 244 and Book 4660, Page 59, in the Register's Office for Davidson County, Tennessee.
- Easements and Reservations contained in Deed of record in Book 4744, Page 370, modified in Book 4978, Page 524 and Book 4978, Page 524, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 3165, Page 607, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer of record in Book 3347, Page 188, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers and/or storm drainage of record in Book 4835, Page 964, in the Register's Office for Davidson County, Tennessee.
- Easement for Driveway of record in Book 4668, Page 986, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers of record in Book 3958, Page 152, in the Register's Office for Davidson County, Tennessee.
- Appointment of Successor Trustee of record in Book 5673, Page 622, 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: **4505 Harding Pike #123, Nashville, Tennessee 37205**.

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 9th DAY OF JUNE, 2021.

Anne Murrell Locke

Charles Schneider

Charles Schneider, spouse of Anne Murrell Locke, hereby joins in this conveyance and does transfer and convey any and all marital interest Charles Schneider may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANNE MURRELL LOCKE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of June, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES SCHNEIDER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of June, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/05/2025
DAVIDSON COUNTY

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