Karen Johnson Davidson County
Batch# 661185 DEEDWARR
06/21/2021 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20210621-0083456

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/08/2022
(AFFIX SEAL)

CHRISTIE ELIZABETH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

W-SB-TG-21-500-E6

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)
Owen Andrew Roth and Jared Arnold Roth	**Jared Arnold Roth and Owen Andrew Roth**	
(NAME) **500 Paragon Mills Rd Apt E6**	(NAME) **500 Paragon Mills Rd. Apt. E6**	**133-11-0A-032.00-CO**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Nashville, TN 37211**	
(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, **G & M PROPERTIES, 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 **JARED ARNOLD ROTH, A SINGLE MAN AND OWEN ANDREW ROTH, A SINGLE 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:

The following described real estate situated, lying and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, Being Unit No. E-6 on the Plan of Canterbury Hall Condominiums, a Horizontal Property Regime, of record in Book 5200, Page 159, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to G & M Properties, LLC by Quitclaim Deed from William A. Baker, II of record in Instrument No. 20090424-0037318 Register's Office for Davidson County, Tennessee, dated April 22, 2009 and recorded on April 24, 2009.

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 159, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Canterbury Hallof record in Book 5440, Page 255, as amended in Book 5441, page 819, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5440, Page 298, as amended in Book 5865, page 101, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewers and/or Storm Drainage Easements of record in Book 4308, Page 647, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 5446, Page 152, 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: **500 Paragon Mills Rd Apt E6, Nashville, Tennessee 37211**.

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 11th DAY OF JUNE, 2021.

G & M Properties, LLC

BY:_____
John Gleaves
Member

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 MEMBER of G & M PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 11th of June, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KARA L. WALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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

True Copy Certification

I, James Cobb, 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.

Signature

State of Tennessee

County of Knox

Personally appeared before me, ~~[Name of Notary]~~ Monica Politte, a notary public for this county and state, ~~[name of person making certification]~~ James Cobb who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: Oct. 2, 2021

Notary' Seal (if on paper)

MONICA C. POLITTE
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY