Karen Johnson Davidson County
Batch# 661251 DEEDWARR
06/21/2021 03:11:04 PM 2 pgs
Fees: $13.00 Taxes: $1,739.00
20210621-0083553

DEED

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

W-SB-BR-21-3014-303

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: (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)
Sharon Berenfeld	Same as Owner	
(NAME)	(NAME)	
3014 Hedrick Street #303		**104-02-0T-303.00-CO**
(ADDRESS)	(ADDRESS)	
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, **BRETT LEWIS RUNGWERTH AND CANDACE PAIGE RUNGWERTH, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHARON BERENFELD, A SINGLE WOMAN,** 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 No. 303, together with the appurtenant interest in the common elements of West End Lofts Condominiums, a horizontal property regime established by Master Deed of record as Instrument No. 20000714-0069948, as amended by First Amendment to Master Deed and By-Laws of West End Lofts Condominiums of record as Instrument No. 20010524-0054282, Registers' Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit A & D to the aforementioned Master Deed.

Also conveyed herewith and pursuant to the terms of Paragraph 8 of the Master Deed, Grantor hereby allocated to Grantee parking space number 26 as depicted on Page 13 of Exhibit "D" to the Master Deed.

Being the same property conveyed to Brett Lewis Rungwerth and Candace Paige Rungwerth, husband and wife by Warranty Deed from Adi Tamboli and wife, Jasmin Tamboli of record in Instrument No. 20161230-0137523 Register's Office for Davidson County, Tennessee, dated December 29, 2016 and recorded on December 30, 2016.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- All matters shown on the Plan of record in Plat Book 11190, Page 63, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of West End Lofts of record in Instrument Number 20000714-0069948, amended in Instrument 20010524-0054282, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20041014-0124080, in the Register's Office for Davidson County, Tennessee.
- Landscape Contract of record in Instrument Number 20000802-0076554, in the Register's Office for Davidson County, Tennessee.
- Memorandum of Parking Space Leases of record in Instrument Number 20081215-0120225, 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: **3014 Hedrick Street #303, Nashville, Tennessee 37203**.

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 17th DAY OF JUNE, 2021.

Brett Lewis Rungwerth

Candace Paige Rungwerth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRETT LEWIS RUNGWERTH, 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 17th of June, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

Margaret R. Means Notary Public State of Tennessee Davidson County My Commission Expires September 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CANDACE PAIGE RUNGWERTH, 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 17th of June, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

Margaret R. Means Notary Public State of Tennessee Davidson County My Commission Expires September 7, 2021

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