Karen Johnson Davidson County
Batch# 663492 DEEDWARR
06/24/2021 08:21:30 AM 3 pgs
Fees: $18.00 Taxes: $592.00
20210624-0085291

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

Tabitha Hardin
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF RUTHERFORD

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 2/19/2024
(AFFIX SEAL)

G-SB-VRES-21-107

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)
Amber Christa Rose	Inducomm Global Services	
(NAME)	(NAME)	051-10-0B-039.00-CO
107 Ellington Place	1427 Energy Park Drive	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	St. Paul, MN 55108	
(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, **SAMANTHA LOUISE PEREZ, UNMARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMBER CHRISTA ROSE, 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:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 107 of Ellington Place Condominiums, a Horizontal Property Regime established pursuant to the Tennessee Horizontal Property Act as set forth in Tennessee Code Annotated 66-27-101 et seq., and as referred to and described in the Master Deed for Ellington Place Condominiums of record in Book 6984, page 84, as amended in Instrument No. 20090603-0051203, Register's Office for Davidson County, Tennessee, to which reference is here made for more complete details of description of said property, together with an undivided interest in the general and limited common elements appurtenant thereto. Reference is here made to the Plan of Ellington Place Condominiums of record in Book 6250, page 829, said Register's Office which plan is shown as Exhibit "C" to herein above referenced Master Deed for Unit Identification Numbers.

Being the same property conveyed to Samantha Louise Perez, unmarried by Quitclaim deed from Salvador Perez, unmarried, and Sylvia A. Perez, unmarried of record in Instrument No. 20161129-0124796 Register's Office for Davidson County, Tennessee, dated November 18, 2016 and recorded on November 29, 2016. Being the same property conveyed to Salvador Perez and wife, Sylvia A. Perez by Warranty deed from The West Group, Inc., a Tennessee Corporation of record in Instrument No. 20120927-0088083 Register's Office for Davidson County, Tennessee, dated September 27, 2012 and recorded on September 27, 2012.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent, a lien not yet due and payable.
- Subject to all matters shown on the Plan of Ellington Place Condominiums of record in Plat Book 6250, Page 829, Register's Office for Davidson County, Tennessee.
- By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Ellington Place Condominium of record in Book 6984, Page 84 as amended in Instrument No. 20090603-0051203, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6984, Page 112, in the Register's Office for Davidson County, Tennessee.
- Appointment of Successor Trustee of Master Deed of record in Instrument Number 20021122-0145361, in the Register's Office for Davidson County, Tennessee.
- Charter for Homeowner's Association of record in Book 7000, Page 140, amended in Book 7291, Page 203, Book 7780, Page 215 and Book 8270, Page 507, in the Register's Office for Davidson County, Tennessee.
- Easement for right of way of record in Book 6772, Page 477, in the Register's Office for Davidson County, Tennessee.
- Storm water detention agreement of record in Book 6700, Page 315, in the Register's Office for Davidson County, Tennessee.

- Shared equity agreement of record in Book 7167, Page 695, in the Register's Office for Davidson County, Tennessee.
- Conveyance of sanitary sewer of record in Book 7461, Page 874, in the Register's Office for Davidson County, Tennessee.
- Conveyance of water mains of record in Book 7461, Page 877, 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: 107 Ellington Place, Madison, Tennessee 37115.

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 15th DAY OF JUNE, 2021.

Samantha Louise Perez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SAMANTHA LOUISE PEREZ, 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 15th of June, 2021.

Notary Public
My Commission Expires:
(SEAL)

LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

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

TRUE COPY CERTIFICATION

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

