WARRANTY DEED

Karen Johnson Davidson County
Batch# 698402 **DEEDWARR**
08/16/2021 01:46:41 PM 2 pgs
Fees: $13.00 Taxes: $2,886.00

20210816-0110457

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/25/2023 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $780,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

B-HR-21-1432

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)
1432 12th Avenue. LLC, a Tennessee Limited Liability Company	New Owner	
(NAME)	(NAME)	**105-05-0Z-015.00-CO**
316 Timberdale Court		
(ADDRESS)	(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, **ROW AT 12TH SOUTH, 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 **1432 12TH AVENUE. LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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. 1432, The Row at 12th S. Townhomes, described in a Declaration of Covenants, Conditions, and Restrictions in Instrument No. 20151221-0128111, Registers Office for said County, to which reference is hereby made. The Easements, Restrictive Covenants, Conditions and Regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "C" to said Declaration and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete description of said Unit.

Being the same property conveyed to Row at 12th South, LLC, a Tennessee limited liability company by Warranty deed from 1432 12th Ave. So., LLC, A Tennessee Limited Liability Company of record in Instrument No. 20180629-0063348 Register's Office for Davidson County, Tennessee, dated June 26, 2018 and recorded on June 29, 2019.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20151221-0128111, Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20160304-0021012 in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5817, Page 182, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 4885, Page 111, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4220, Page 723, in the Register's Office for Davidson County, Tennessee.
- Charter of The Row at 12th S. Townhomes of record at Instrument No. 20151231-0131529, in the aforesaid Davidson Office.
- Easement for Sanitary Sewer, Storm drainage, Water mains, Pumps and appurtenances of record in Instrument No. 20160314-0023858, Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1432 12th Avenue South, 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 lawfu ly 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 12th DAY OF AUGUST, 2021.

Row at 12th South, LLC, a Tennessee Limited Liability Company

BY: _____
Kate Nyquist
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATE NYQUIST, 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 AUTHORIZED AGENT of ROW AT 12TH SOUTH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12th of August, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

LAUREN ROSE EWING
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022

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