Karen Johnson Davidson County
Batch# 702032 DEEDWARR
08/20/2021 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $2,886.00
20210820-0112916

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210736538** JASMYN HOWSE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 5, 2025	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 18th day of August, 2021. Notary Public My Commission Expires: 5/5/2025

WARRANTY DEED

Address New Owner: Stephen D Rudd and Selina R Rudd 110 31st Avenue North #607 Nashville TN 37203	Send Tax Bills To: ~~New Owner~~ JH Guaranty Home Mortgage Corp. 10 Lea Avenue Suite 800 Nashville, TN 37210	Tax Information: Tax Parcel ID No. 104 02 4C 045.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Boulous D. Hermina and Mona S. Hermina, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephen Daryl Rudd AKA Stephen D. Rudd and Selina Rae Rudd AKA Selina R. Rudd, Husband and Wife** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Unit 607, together with the appurtenant interest in the common elements of The West End, a condominium , a horizontal property regime established by Master Deed of record as Instrument No. 20080401-0032619, Register's Office for Davidson County, Tennessee, as amended Instruments of record as Instrument No. 20080408-0035628, Instrument No. 20090512-0043586, and Instrument No. 20090921-0087974, Register's Office for Davidson County, Tennessee said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed.

Together with Parking Space Numbers 124 and 125 which are assigned as Limited Common Elements appurtenant to the above-described Unit, as set forth and defined in the Master Deed.

Being the same property conveyed to Boulos D. Hermina and Mona S. Hermina by Warranty Deed from Steven R. Finlay and Judy K. Finlay as tenants by the entirety, of record in Instrument No. 20170811-0082536, in the Register's Office of Davidson County, Tennessee, dated August 07, 2017 and recorded on August 11, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Lot 41, Boyd's Cockrill Spring Tract, as recorded in Plat Book 57, Page(s) 46.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The West End Condominium of record in Instrument No. 20080401-0032619, as amended by instrument(s) of record in Instrument Nos. 20080408-0035628, 20090512-0043586, and 20090921-0087974; also subject to easements, rights and

interests 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 building thereon.

Easement for Storm Drainage, recorded in Instrument No. 20051013-0123589.

Easement recorded in Instrument No. 20140328-0025603.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20051013-0123588.

Application to combine parcels recorded at Instrument No. 20051123-0141766.

This is improved property located at 110 31st Avenue North #607 Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of August, 2021.

Boulos D. Hermina

Boulous D. Hermina

Mona S. Hermina

Mona S. Hermina

SK

STATE OF ~~TENNESSEE~~ WISCONSIN

COUNTY OF ~~DAVIDSON~~ OUTAGAMIE

SK

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Boulous D. Hermina and Mona S. Hermina, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of August, 2021.

Shelly Kukreja

Notary Public

My Commission Expires: MARCH 8, 2025

SHELLY KUKREJA NOTARY PUBLIC STATE OF WISCONSIN

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 08/20/2021 (date of document).

Affiant Signature

08/20/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 20th day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL