WARRANTY DEED

Karen Johnson Davidson County
Batch# 703036 DEEDWARR
08/23/2021 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20210823-0113788

G-VRES-21-1900-307

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/6/24

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY FRANK W. ROBERTS

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)
Aamon Buchan and Sattie Buchan	Aamon Buchan	
(NAME)	(NAME)	
1900 12th Ave S #307	7646 175th St.	**105-09-1H-030.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Fresh Meadows NY 11366	
(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, **JOHN M. ECKLER, JR AND NANCY E. ECKLER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AAMON BUCHAN AND SATTIE BUCHAN, HUSBAND AND WIFE,** 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. 307 on the Plan of The Chelsea Condominiums as shown on Exhibit C of the Master Deed of The Chelsea Condominiums of record in Instrument No. 20181119-0113627, amended in Instrument Nos. 20181128-0116220 and 20190226-0017434, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John M. Eckler, Jr and Nancy E. Eckler, husband and wife by Special Warranty deed from Mainland Belmont, LLC, a Tennessee limited liability company of record in Instrument No. 20200331-0034462 Register's Office for Davidson County, Tennessee, dated March 20, 2020 and recorded on March 31, 2020.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4175, Page 50 and Plat Book 332, Page 65 , Register's Office for Davidson County, Tennessee.
- Subject to the 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 The Chelsea Condominiums of record in Instrument Number 20181119-0113627, amended in Instrument No. 20181128-0116220, and second amendment recorded in Instrument No. 20190226-0017434, Register's Office for Davidson County, Tennessee.
- Charter of The Chelsea Condominium Association, Inc. of record in Instrument Number 20181119-0113921 and in Instrument No. 20181121-0114809, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20180207-0012292, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Street Right-of-Way and Pedestrian Access Easement of record in Instrument Number 20151216-0126629, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20150723-0072512, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5691, Page 766, in the Register's Office for Davidson County, Tennessee.
- Restrictions in the Urban Renewal Plan for Edgehill Urban Renewal Project of record in Book 4220, Page 723, 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: **1900 12th Ave S #307, 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 18th DAY OF AUGUST, 2021.

John M. Eckler, Jr by Kate Nyquist, Attorney in Fact
John M. Eckler, Jr by Kate Nyquist,
Attorney in Fact

Nancy E. Eckler by Kate Nyquist, Attorney in Fact
Nancy E. Eckler by Kate Nyquist,
Attorney in Fact

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 who executed the foregoing instrument in behalf of JOHN M. ECKLER, JR AND NANCY E. ECKLER, and who acknowledged he/she/they executed the same as the free act and deed of the said JOHN M. ECKLER, JR AND NANCY E. ECKLER.

Witness my hand and official seal, this the 18th of August, 2021.

Notary Public
My Commission Expires:
(SEAL)

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

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

TRUE COPY CERTIFICATION

I, Frank Roberts, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 8-18-21 (date of document).

Frank Roberts

8/18/21
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 18th day of August, 2021.

Notary's Signature

My Commission Expires: November 6, 2024

Notary's Seal

