# WARRANTY DEED

Karen Johnson Davidson County
Batch# 703799 DEEDWARR
08/24/2021 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $2,219.63
20210824-0114370

B-SH-21-502

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,900.00.

Marianne Coleman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/2/24

(AFFIX SEAL)

JILL E. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**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) |
|---|---|---|
| **Samantha Jo Condit and Asher Benjamin Condit** | New Owner | |
| (NAME) | (NAME) | |
| **502 Southgate Ave #5** | | **105-11-0D-005.00-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, **NATASHA ELDRIDGE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SAMANTHA JO CONDIT AND ASHER BENJAMIN CONDIT, WIFE AND HUSBAND,** 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. 5, Southgate Townhomes as shown in the Declaration of Covenants, Conditions and Restrictions for 502 Southgate Townhomes of record in Instrument No. 20131218-0127998, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Natasha Eldridge, unmarried by Warranty deed from Audra D. Cross, unmarried of record in Instrument No. 20190103-0000638 Register's Office for Davidson County, Tennessee, dated December 27, 2018 and recorded on January 03, 2019.

Being the same property conveyed to Haleigh Hassle, unmarried by Quitclaim deed from Natasha Eldridge of record in Instrument No. 20190125-0007675 Register's Office for Davidson County, Tennessee, dated January 23, 2019 and recorded on January 25, 2019.

Being the same property conveyed to Natasha Eldridge, married by Quitclaim deed from Haleigh Hassle, unmarried of record in Instrument No. 20201022-0123059 Register's Office for Davidson County, Tennessee, dated October 22, 2020 and recorded on October 22, 2020.

Subject property was never the said Grantors primary or marital residence.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown as Exhibit C of the Declaration of Covenants, Conditions and Restrictions of 502 Southgate Townhomes of Record in Instrument No. 20131218-0127998, and Deed Book 161, Page 70, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of 502 Southgate Townhomes Subdivision of record in Instrument Number 20131218-0127998, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20130513-0048068, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of easement for the purpose of Public Street Right-of-Way of record in Instrument Number 20130702-0068074, in the Register's Office for Davidson County, Tennessee.
- Charter of 502 Southgate Townhomes Subdivision of record in Instrument Number 20131218-0127997, 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: **502 Southgate Ave #5, 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 20th DAY OF AUGUST, 2021.

Natasha Eldridge

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATASHA ELDRIDGE, 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 20th of August, 2021.

Notary Public
My Commission Expires: 10/7/2023
(SEAL)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

# CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, do hereby make oath that I am a licensed attorney and/or 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 8/20/2021.

Kimberly D Hicks

Affiant

Date: 8/24/2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 24 day of August, 2021.

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON