WARRANTY DEED

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

DM-ARE-21-3626-104

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Laura Stein Allen by Elizabeth Allen as Attorney-in-Fact
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

Karen Johnson Davidson County
Batch# 732025 **DEEDWARR**
10/08/2021 01:55:00 PM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20211008-0135699

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Laura Stein Allen	**CapStar Bank**	
(NAME)	(NAME)	**104 09 0H 004.00**
3626 W End Ave 104	**2002 Richard Jones Road, Suite A300**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**Nashville, TN 37215**	
(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, **RUTH LEVITT, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAURA STEIN ALLEN, A MARRIED 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:

Land in Davidson County, Tennessee, being known as Unit No. D-104 together with the appurtenant interest in the common elements of Richland House Condominiums, a horizontal property regime established by Master Deed of record in Book 7380, Page 470, as amended in Book 8708, Page 501, Book 11545, Page 870, Instrument Nos. 20000331-0032315, 20000403-0032872 and 20010614-0062797, Register's Office for Davidson County, Tennessee, said unit depicted on the Condominium Site Plat attached as Exhibit B to the aforementioned Master Deed.

Being the same property conveyed to Ruth Levitt, by Warranty Deed from William E. Bird and wife, Wanda H. Bird, of record in Instrument No. 20180730-0073833 in the Register's Office of Davidson County, Tennessee, dated July 16, 2018 and recorded on July 30, 2018.

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

• Property taxes for 2022 and subsequent years, a lien not yet due and payable.
• Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Richland House Condominiums of record in Book 7380, Page 470, as amended by instrument(s) of record in Book 11545, Page 870, Instrument No. 20000331-0032315 (amended in Instrument No. 20000403-0032872) and further amended in Instrument No. 20010614-0062797 and amendment to By-Laws recorded in Book 8708, Page 501; 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 Sanitary Sewers and Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20151119-0117552.

• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3626 W End Ave 104, Nashville, Tennessee 37205**.

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 30th DAY OF SEPTEMBER, 2021.

Ruth Levitt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RUTH LEVITT, 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 30th of September, 2021.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

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