Karen Johnson Davidson County
Batch# 732026 DEEDWARR
10/08/2021 01:51:30 PM 3 pgs
Fees: $18.00 Taxes: $765.90
20211008-0135703

This Instrument Prepared By:
Brokers Escrow Services, Inc.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

ADDRESS NEW OWNER:
Henriette Jacoline and Andre Christopher James
2520 Snowbird Hollow Road
Franklin, TN 37064

SEND TAX BILL TO MORTGAGEE:
New Owners

MAP 092160B02100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bridgett Kelly Collins, unmarried** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Henriette Jacoline James and Andre Christopher James**, a married couple, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 214, University Square Condominium Apartments, as shown on Plat of Record in Plat Book 6900, Page 124, as established under Master Deed of Record in Book 7051, page 529, amended in Book 7119, page 884, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being part of the same property conveyed to Bridgett Kelly Collins by Order of the Chancery Court of Davidson County, Tennessee, divested from Mary Frances Rudy, Trustee of the Lily Hurt Living Trust, of record in Instrument No. 20190701-0063953, in the Register's Office for Davidson County Tennessee Register's Office.

This is improved property known as 900 19th Ave S. #214, Nashville, Tennessee 37214.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:
Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Subject to restrictive covenants contained in a Master Deed instrument of record in Trust Deed Book 7051, page 729, as amended in Book 7119, page 884, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
Subject to an easement set forth in an instrument of record in 20130906-0094167, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.
Subject to all covenants, conditions, subdivision restrictions, easements and other matters of record in Plat Book 6900, page 124, said Register's Office.
Charter contained in an instrument of record in Book 7078, page 443, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and,

GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 30th day of September, 2021.

Bridgett Kelly Collins by Toni Waynick Rutgerson, Attorney in Fact

Bridgett Kelly Collins by Toni Waynick Rutgerson, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Toni Waynick Rutgerson,** with whom I am personally acquainted, and who acknowledged that she as Attorney in Fact, of record as Instrument No. 20210722-0098708 for **Bridgett Kelly Collins,** and with the authority to do so, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of September, 2021.

NOTARY PUBLIC

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MAY 6, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $207,000.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of September, 2021.

NOTARY PUBLIC
My Commission Expires: **June 21, 2022**

LESLIE SMITH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

True Copy Certification

I, _____, 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 30th day of September, 2021.

_____
Affiant Signature

9/30/21
Date

State of Tennessee)

County of Rutherford)

Sworn to and subscribed before me this 30 day of Sept, 2021.

_____
Notary's Signature

April 19, 2025

My Commission Expires: _____

Notary' Seal (if on paper)

J. KASEY ALBOTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN