WARRANTY DEED

Karen Johnson Davidson County
Batch# 743397 DEEDWARR
10/26/2021 08:38:30 AM 3 pgs
Fees: $18.00 Taxes: $763.34
20211026-0143521

DM-BR-21-410

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,307.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

GREGG W. CLARKE NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES DECEMBER 12, 2024 WILSON 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)
Erin N. Mercer	**SWBC**	
(NAME)	(NAME)	**105 16 0C 022.00**
410 Rosedale Ave #210	**9311 San Pedro #100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**San Antonio, TX 78216**	
(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, **JUSTIN HENDRIX ALEXANDER, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ERIN N. MERCER, AN UNMARRIED 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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 410210, Building No. C-1, as specified on the Plat shown in the Declaration of Covenants, Conditions, Restrictions and Bylaws, on the Plan of Park at Melrose Heights, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions, Restrictions and Bylaws for Park at Melrose Heights, a Condominium Development, of record in Instrument No. 20140903-0080570, amended in Instrument No. 20150211-0012545, Second Amendment of record in Instrument No. 20150223-0015231, and Third Amendment of record in Instrument No. 20160524-0051837 and Assignment of Declarant's Rights as of record in Instrument No. 20151019-0106253, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants, Conditions, Restrictions and Bylaws. Reference is hereby made to the plan of Park at Melrose Heights, a Condominium Development, for placement of Units, as set out on Exhibit "D", Parts C1 and C2 on the Third Amendment to the Declarations, of record in Instrument No. 20160524-0051837, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Justin Hendrix Alexander, a single man, by Special Warranty Deed from Park at Melrose Heights II, LLC, a Tennessee limited liability company, of record in Instrument No. 20161216-0132063, in the Register's Office of Davidson County, Tennessee, dated December 15, 2016 and recorded on December 16, 2016. Justin Hendrix Alexander and Justin Alexander are one and the same.

This conveyance is subject to:
• Property taxes for 2022 and subsequent years, a lien not yet due and payable.
• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of John H. Canaday's Subdivision of West Lawn, as recorded in Plat Book 332, Page(s) 90.

• Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20111209-0096389, Supplemented in Instrument No. 20130904-0093227.

• Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140903-0080570, amended in Instrument Nos. 20150211-0012545, 20150223-0015231, 20160524-0051837 and Assignment of Declarant's Rights in Instrument No. 20151019-0106253

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• Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20151120-0117818.

• Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4251, Page 953.

• Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20081103-0108990.

• Easement recorded in Instrument No. 20150126-0007090 and Instrument No. 20180309-0022562.

• Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20081103-0108951.

• Application to Combine Parcels, of record in Instrument No. 20080508-0047907.

• Easements retained by Metro Government Pursuant to an alley closure of record as Bill No. 087-22, in the Metro Clerk's Office, closing Alley No. 1833 East of Canady Avenue and Bill No. BL2008-255 Closing Alley No. 1834.

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

This is **improved** property known as: **410 Rosedale Ave #210, Nashville, Tennessee 37211**.

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 20 DAY OF OCTOBER, 2021.

Justin Hendrix Alexander

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUSTIN HENDRIX ALEXANDER, 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 October, 2021.

Notary Public
My Commission Expires: 5/5/25
(SEAL)

KATIE NYQUIST
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

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 10|20|21.

Date

Celia Stewart-Rouse

Affiant Signature

10|20|21

Date

State of Tennessee

County of Wilson

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

Notary's Signature

My Commission Expires: 4|22|23

Date

Notary's Seal

