Karen Johnson Davidson County
Batch# 764972 DEEDWARR
12/02/2021 09:04:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20211202-0159476

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Patricia Green
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF NOVEMBER, 2021.

Elizabeth Whitfield
Notary Public

MY COMMISSION EXPIRES. 5-5-2025
(AFFIX SEAL)

ELIZA WHITFIELD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 5, 2025

G-P-21-2020-B1

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 B LLS TO:	MAP / PARCEL NUMBER (S)
Sarah M. Greene	Guaranteed Rate, Inc	
(NAME)	(NAME)	
2020 Beach Ave #B-1	4410 N Ravenswood Ave Suite 411	105-10-0A-204.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Chicago, IL 60640	
(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, **DAVID RYAN LONG, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SARAH M. GREENE, 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:

Land in Davidson County, Tennessee, being Unit No. B-1, of BeechTree Condominiums, a Condominium Development established pursuant to the provision of Tennessee Horizontal Property Act, under the Master Deed of record in Book 11174, page 284, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 332, Page 130, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Ryan Long, a single woman by Warranty deed from Gary D. Kraen, a single man, of record in Instrument No. 201809210093909 Register's Office for Davidson County, Tennessee, dated September 18, 2018 and recorded on September 21, 2018.

This conveyance is subject to:
- Taxes for the year 2022, and all subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 130, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is 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 BeechTree Condominiums of record in Book 11174, Page 284, as amended in Book 11680, Page 193 and Instrument No. 20151016-0105285, Register's Office for Davidson County, Tennessee.
- Charter of BeechTree Condominiums Homeowner's Association of record in Book 11174, Page 326, in the Register's Office for Davidson County, Tennessee.
- By-Laws of BeechTree Condominium Owners' Association, Inc. appended as Exhibit "C" to the Master Deed of BeechTree Condominiums of record in Book 11174, Page 328 and Book 11163, page 16, in the Register's Office for Davidson County, Tennessee.
- Easement (s) to City of Nashville as set forth in instrument of record in Book 3183, Page 65, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to HOA of record in Instrument Number 20041230-0155036, in the Register's Office for Davidson County, Tennessee.
- Easement(s) of record at Instrument No. 20090930-0090862, in the aforesaid Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2020 Beech Ave #B-1, Nashville, Tennessee 37204**.

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 24 DAY OF NOVEMBER, 2021.

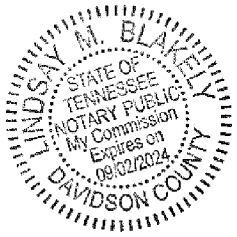
David Ryan Long

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID RYAN LONG, 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 24th of November, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



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

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 11/29/2021 (date of document).

Affiant Signature

11/29/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 29th day of November, 2021.

Eliza Whitfield
Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025