1662434

WARRANTY DEED

Karen Johnson Davidson County
Batch# 785936 DEEDWARR
01/10/2022 12:37:30 PM 3 pgs
Fees: $18.00 Taxes: $2,849.00
20220110-0002752

MJ-FC-21-1813

STATE OF ~~TENNESSEE~~ New York
COUNTY OF ~~DAVIDSON~~ Suffolk

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $770,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF NOVEMBER, 2021.

JACALYN JOYCE
NOTARY PUBLIC-STATE OF NEW YORK
No. 01JO6221655
Qualified in Suffolk County
Commision Expires May 10, 2022

Notary Public

MY COMMISSION EXPIRES: 5/10/2022
(AFFIX SEAL)

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)
Owls Eggs, LLC	**NEW OWNER**	
(NAME) **1813 Capers Ave**	(NAME)	**104-08-0P-009.00-CO**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS)	
(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, **CONOR DUGGAN AND CATHERINE DUGGAN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **OWLS EGGS, LLC,** 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:

A certain townhome located in Davidson County, Tennessee, being Unit No. 9 of Commodore Capers Townhomes, a Townhome Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Commodore Capers Townhomes of record in Instrument Number 20030811-0114231, as amended at Instrument No. 20071121-0136450, as further amended at Instrument No. 20160108-0002027, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof; said Unit being depicted on Exhibit "A-4.1" to Amendment to Master Deed in Instrument No. 20160108-0002027; together with a percentage interest in the common elements as set forth in said Master Deed.

Being a portion of the same property conveyed to Conor Duggan and Catherine Duggan by Warranty deed from Nashville Partners General Partnership of record in Instrument No. 20180604-0053040 Register's Office for Davidson County, Tennessee, dated May 31, 2018 and recorded on June 4, 2018.

This conveyance is subject to:
- Taxes for the year 2021.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 103, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Commodore Capers Townhomes of record in Instrument Number 20030811-0114231, as amended at Instrument No. 20071121-0136450, as further amended at Instrument No. 20160108-0002027, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances of record in Instrument Number 20031212-0178266, 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: **1813 Capers Ave, Nashville, Tennessee 37212**.

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 10 DAY OF NOVEMBER, 2021.

Conor Duggan

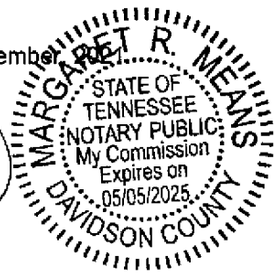
Catherine Duggan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CONOR DUGGAN, 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 10th of November, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

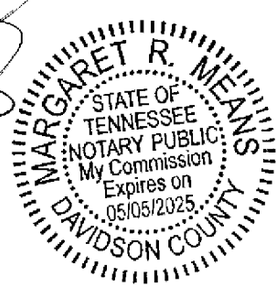


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CATHERINE DUGGAN, 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 10th 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, Michael Ward, 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 11/10/2021 (date of document).

Affiant Signature

1/3/2022
Date

State of New York

County of Suffolk

Sworn to and subscribed before me this 3rd day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5/10/2022

NOTARY'S SEAL

JACALYN JOYCE
NOTARY PUBLIC-STATE OF NEW YORK
No. 01JO6221655
Qualified in Suffolk County
Commision Expires May 10, 2022