Karen Johnson Davidson County
Batch# 796201 DEEDWARRSP
01/27/2022 10:58:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220127-0009826

Prepared by and when recorded return to:

Christine S. Wakeman
2728 N. Harwood St., Suite 500
Dallas, Texas 75201

No oath of value or consideration required as provided in T.C.A. §67-4-409(a)(5)

SPECIAL WARRANTY DEED

NEW OWNER ADDRESS:
Olivia Joy Lane, Family Trustee of the Ruby Trust
110 31st Avenue North #705
Nashville, TN 37203

SEND TAX BILLS TO:
New Owner

MAP / PARCEL NO.:
104-02-4C-081.00-CO

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, OLIVIA J. LANE, a single woman, hereinafter called the "GRANTOR," have bargained and sold, and by these presents do hereby transfer and convey unto Olivia Joy Lane, Family Trustee of the RUBY TRUST, the "GRANTEE" herein, and her successors and assigns, in fee simple absolute, that certain tract or parcel of land located in Davidson County, State of Tennessee, and more fully described as follows, to wit:

Land in Davidson County, Tennessee, Being Unit 705, together with the appurtenant interest in the common elements of The West End, a condominium community, a horizontal Property Regime established by Master Deed of record as Instrument No. 20080401-0032619, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed Establishing The West End of record as Instrument No. 20080408-0035628, Register's Office for Davidson County, Tennessee, as further amended by Second Amendment to Master Deed Establishing The West End as Instrument No. 20090512-0043586, Register's Office for Davidson County, Tennessee, and as further amended by Amendment to Second Amendment to Master Deed Establishing The West End as Instrument No. 20090921-0087974, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Olivia J. Lane by Warranty Deed from Florence Hanker, of record in Instrument No. 20180710-0066515 Register's Office for Davidson County, Tennessee, dated July 9, 2018 and recorded on July 10, 2018.

Being improved real property known as 110 31st Avenue North #705, Nashville, Tennessee 37203.

This conveyance is subject to:

- All matters shown on the Plan of record in Plat Book 57, Page 46, Register's Office for Davidson County, Tennessee.
- 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 The West End, a condominium community of record in Instrument Number 20080401-0032619, amended in Instrument No. 20080408-0035628, Instrument No. 20090512-0043586 and Instrument No. 20090921- 0087974, Register's Office for Davidson County, Tennessee.
- Charter in Instrument No. 20101105-0089042, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for Common Areas of record in Instrument Number 20170803- 0079325, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement in Instrument No. 20051013-0123588, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Storm Drainage in Instrument No. 20051013-0123589, Register's Office for Davidson County, Tennessee.
- Application to Combine Parcels of record in Instrument Number 20051123- 00141766, in the Register's Office for Davidson County, Tennessee.
- Article of Conversion to LLC of record in Instrument Number 20050921-0113643, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20140328-0025603, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Restriction of record as Instrument Number 20120907-0061322 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein.

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, its successors and assigns, forever. GRANTOR does covenant with the said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. GRANTOR does further covenant and bind GRANTOR, GRANTOR's heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons WHOMSOEVER. ALL warranties

of GRANTOR herein contained are expressly limited to those persons or parties claiming by, through or under GRANTOR and not otherwise, and WITHOUT RECOURSE against GRANTOR for any and all disclosed defects in the condition of the property.

No abstract of title, title search, or survey was furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided to preparer.

Witness my hand this 14th day of January, 2022.

OLIVIA J. LANE

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN T.C.A. §67-4-409(a)(3)(F)

THE STATE OF TN §
§
COUNTY OF DAVIDSON §

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named OLIVIA J. LANE, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14th day of JANUARY, 2022.

[SEAL] TIFFANY B VINSON STATE OF TENNESSEE NOTARY PUBLIC Exp. Mar. 3, 2025 DAVIDSON COUNTY

Notary Public

Tennessee Certification of Electronic Document

I, Christine Wakeman, 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 January 14, 2022 (date of document).

Affiant Signature

January 18, 2022
Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 18th day of January, 2022.

TRACEY LEE
Notary Public, State of Texas
Notary ID 13042247-0
My Commission Exp. 10-28-2023

Notary's Signature

MY COMMISSION EXPIRES: 10-28-2023

NOTARY'S SEAL