WARRANTY DEED

Karen Johnson Davidson County
Batch# 801906 **DEEDWARR**
02/08/2022 03:37:28 PM 2 pgs
Fees: $13.00 Taxes: $3,700.00

20220208-0014664

B-E3-21-707

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JANUARY, 2022.

Stacey Denson Palmer
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/03/2023 DAVIDSON 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)
Keary Elizabeth Nash	**New Owner**	
(NAME)	(NAME)	
PO Box 2320		**092060O00200CO**
(ADDRESS)	(ADDRESS)	
Lucerne Valley, CA 92356		
(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, **THRIVE AT CITY HEIGHTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KEARY ELIZABETH NASH,** 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 B, The Townhomes at Thrive, as shown in the Declaration of Covenants, Conditions and Restrictions for The Townhomes at Thrive of record in Instrument No. 20210203-0015830 and amended in Instrument No. 20220208-0014655, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Thrive at City Heights, LLC, a Tennessee Limited Liability Company by Warranty deed from E3 construction Services, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200203-0012142 Register's Office for Davidson County, Tennessee, dated January 30, 2020 and recorded on February 03, 2020.

This conveyance is subject to:
- Taxes for the year 2022.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 129 and Plat Book 57, Page 147, Register's Office for Davidson County, Tennessee.
- Agreement For Dedication of Easement of record in Book 3944, Page 173, in the Register's Office for Davidson County, Tennessee.
- Grant of Overhead Line Easement of record in Instrument Number 20111110-0087953 and 20111108-0087251, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right-of-Way of record in Instrument Number 20190423-0037199, 20190423-0037200, 20190729-0074471 and 20190729-0074472, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20190521-0047655 in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20190521-0047655., in the Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20210203-0015829 and amended in Instrument No. 20220208-0014654, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20210203-0015830 and amended in Instrument No. 20220208-0014655, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20210301-0025554 and 20210301-0025555, 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: **707 27th Avenue North, Nashville, Tennessee 37208**.

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 sha l be applicable to all genders.

Witness my/our hand(s) this the 28th DAY OF JANUARY, 2022.

Thrive at City Heights, LLC, a Tennessee Limited Liability Company

BY: _____
Jennifer Khazanov
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JENNIFER KHAZANOV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the AUTHORIZED AGENT of THRIVE AT CITY HEIGHTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability corporation as AUTHORIZED AGENT.

Witness my hand and official seal, this the 28th of January, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
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