Karen Johnson Davidson County
Batch# 822577 DEEDWARR
03/15/2022 11:30:30 AM 4 pgs
Fees: $23.00 Taxes: $4,255.00
20220315-0030018

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,150,000.00.

Affiant

Subscribed and sworn to me on February 23, 2022.

NOTARY PUBLIC

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #35585

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Mary Anna Newby 322 Vaughn Street Nashville, TN 37207	Mary Anna Newby 322 Vaughn Street Nashville, TN 37207	092-9-4-P-001 CO (Unit 423A) 092-9-4-O-001 CO (Unit 425A)

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, 423 35th Avenue N LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Mary Anna Newby, a single woman, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Tract 1:

Land in Davidson County, Tennessee, being Unit 423 A as shown on the plan as Exhibit B to the Declaration of Covenants, Conditions and Restrictions for Homes at 423 35th Avenue North, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160930-0103233, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Tract 2:

Land in Davidson County, Tennessee, being Unit 425 A as shown on the plan as Exhibit B to the Declaration of Covenants, Conditions and Restrictions for Homes at 425 35th Avenue North, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160930-0103233, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to 423 35th Avenue N LLC (abbreviated as 423 35th Ave. N., LLC), a Tennessee limited liability company, by Warranty Deed from Gregory Pollard, married, of record in Instrument No. 20160721-0075379, Register's Office for Davidson County, Tennessee, dated July 20, 2016 and recorded on July 21, 2016, as corrected by Notary's Certificate of Correction of record in Instrument No. 20160818-0086481, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. 2022 Davidson County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Subject to all matters shown on the Plan of record in Plat Book 332, Page 161, Register's Office for Davidson County, Tennessee (Tracts 1 & 2).
3. Matters shown on the site plan attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions for Homes at 423 35th Avenue North of record in Instrument No. 20160930-0103233, Register's Office for Davidson County, Tennessee (Tract 1).
4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Homes at 423 35th Avenue North of record in Instrument No. 20160930-0103233, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons (Tract 1).
5. HOA Charter for Homes at 423 35th Avenue North of record in Instrument No. 20160930-0103231, in the Register's Office for Davidson County, Tennessee (Tract 1).
6. Matters shown on the site plan attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions for Homes at 425 35th Avenue North of record in Instrument No. 20160930-0103234, Register's Office for Davidson County, Tennessee (Tract 2).
7. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Homes at 425 35th Avenue North of record in Instrument No. 20160930-0103234, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons (Tract 2).
8. HOA Charter for Homes at 425 35th Avenue North of record in Instrument No. 20160930-0103232, in the Register's Office for Davidson County, Tennessee (Tract 2).
9. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

These properties are also known as improved properties located at 423A 35th Avenue North, Nashville, TN 37209, and 425A 35th Avenue North, Nashville, TN 37209.

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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it 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; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 hand on February 23, 2022.

423 35th Avenue N LLC
a Tennessee Limited Liability Company

By: _____
Allen Huggins
Its: Authorized Member

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Allen Huggins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Authorized Member of 423 35th Avenue N LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Authorized Member.

WITNESS my hand and seal at Nashville, Tennessee, this 23rd day of February, 2022.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:_____

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 07, 2024

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 2/23/2022.

George E. Mudter, Jr.
Dated 2/23/2023

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Dated 2/23/2022

My commission expires 10/2/2023

