WARRANTY DEED

Karen Johnson Davidson County
Batch# 829442 DEEDWARR
03/28/2022 10:45:04 AM 2 pgs
Fees: $13.00 Taxes: $1,757.50

20220328-0035319

HEATHER MORRISON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY
My Commission Expires JAN. 26, 2025

W-CRE-22-1225-207

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 1/26/25
(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)
Zachary Cook and Andrew Howe	New owner	
(NAME) **1225 4th Avenue South #207**	(NAME)	**105-03-0R-023.00-CO**
(ADDRESS) **Nashville, TN 37210**	(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, **JORDAN ELIZABETH OSWINKLE, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ZACHARY COOK, A SINGLE MAN, AND ANDREW HOWE, A SINGLE MAN, AS TENANTS IN COMMON,** 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 condominium located in Davidson County, Tennessee, being Unit No. 207 of Woodstock Condominiums, a Condominium 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 Declaration establishing Woodstock Condominiums of record in Instrument Number 20190204-0010414, 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 to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being the same property conveyed to Jordan Elizabeth Oswinkle, an unmarried woman by Warranty Deed from Woodstock Holdings, LLC, a Tennessee limited liability company of record in Instrument No. 20190913-0093174 Register's Office for Davidson County, Tennessee, dated September 12, 2019 and recorded on September 13, 2019.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- All matters shown on the Plan of record in Plat Book 6050, Page 583, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20190204-0010414, as amended in 20190430-0039868, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, reservations and other matters set out in deed of record in Book 10512, Page 725, in the Register's Office for Davidson County, Tennessee.
- Dedication of Easement and /or Public Street Right of Way of record in Instrument No. 20141010-0094332, in the Register's Office for Davidson County, Tennessee.
- Restriction for Stormwater Facilities & System of record in Instrument No. 20141010-0094097, in the Register's Office for Davidson County. Tennessee.
- Easement to Comcast of Nashville I, LLC of record in Instrument No. 20150911-0092389, in the Register's Office for Davidson County, Tennessee.
- Access Easement of record in Instrument Number 20141020-0096498, 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: **1225 4th Avenue South #207, Nashville, Tennessee 37210**.

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 24th DAY OF MARCH, 2022.

Jordan Elizabeth Oswinkle by John Gleaves Attorney in Fact

Jordan Elizabeth Oswinkle by John Gleaves
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JORDAN ELIZABETH OSWINKLE, and who acknowledged he/she/they executed the same as the free act and deed of the said JORDAN ELIZABETH OSWINKLE.

Witness my hand and official seal, this the 23rd of March, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

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