35743-8

Box 14

Warranty Deed

Karen Johnson Davidson County Batch# 839729 DEEDWARR 04/14/2022 10:11:54 AM 3 pgs Fees: $18.00 Taxes: $2,682.50 20220414-0043321	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $725,000.00 Affiant Subscribed and sworn to before me, this the 8th day of April, 2022. Notary Public My commission expires: 10/23/23

JESSICA D. PUCKETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jana Rogers	~~New Owner(s)~~ XXXXXXXXXXX	081-08-3P-002.00-CO
1902 B 9th Avenue North	NASB	
Nashville, TN 37208	12498 South 71 Highway Grandview, MO 64030	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PATRICK T. BLOCK AND VICTORIA BLOCK, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JANA ROGERS, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being Unit 1902B of Hudson Manor III, a Horizontal Property Regime with Private Elements, 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 of Covenants, Conditions and Restrictions establishing Hudson Manor III of record in Instrument Number 20190415-0034260, 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 Patrick T. Block and Victoria Block, husband and wife by Warranty deed from Robert Hudson, married of record in Instrument No. 20200211-0015529 Register's Office for Davidson County, Tennessee, dated February 07, 2020 and recorded on February 11, 2020.

Conveyance of the above-described property is subject to the following: 1) The Plan as shown on Exhibit "B" of the Declaration of Covenants, Conditions & Restrictions for Hudson Manor III, of record in Instrument No. 20190415-0034260, said Register's Office. 2) Declaration of Covenants, Conditions and Restrictions for Hudson Manor, III, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190415-0034260, Register's Office for Davidson County, Tennessee. By-Laws appended thereto. 3) All matters as shown on the Plan of record in Plat Book 21, Page 105, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 4) Charter of Hudson Manor Homeowner's Association, Inc., of record in Instrument No. 20190415-0034259, said Register's Office. 5) Agreement for Dedication of Public Right of Way of record in Instrument No. 20190502-0041116, said Register's Office. 6) Taxes for the current year prorated and assumed by the Grantee.

The address of the herein described property is believed to be 1902 9th Avenue North Unit B, Nashville, TN 37208, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 8th day of April, 2022.

Patrick T. Block

Victoria Block

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Patrick T. Block and Victoria Block, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 8th day of April, 2022.

Notary Public

My Commission Expires: 3.3.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

EXHIBIT "A"

LAND in Davidson County, Tennessee, being Unit No. 1902B on the Plan of Hudson Manor III, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Hudson Manor III, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190415-0034260, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Hudson Manor III, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20190415-0034260, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING the same property conveyed to Jana Rogers, _____, by Deed dated April 8, 2022 from Patrick T. Block and Victoria Block, husband and wife, of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.