Karen Johnson Davidson County
Batch# 850332 DEEDWARR
05/04/2022 12:41:49 PM 2 pgs
Fees: $13.00 Taxes: $1,801.90
20220504-0051675

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220440394

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: ~~$~~487,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of May, 2022.

M. Catherine Clearwaters
Notary Public
My Commission Expires: 1-6-25

M. CATHERINE CLEARWATERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Harleigh E. Huggins 700 James Avenue, Unit 32 Nashville TN 37209	New Owner	Tax Parcel ID No. 091-05-0W-052.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeremy Craig Gartland and Olivia Ruch Gartland, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Harleigh E. Huggins, unmarried**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 52 on the plan of The Rows at the Annex, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of The Rows at the Annex, a Horizontal Property Regime with Private Elements of record in Instrument No. 20170501-0042517, amended and restated in Instrument No. 20180516-0046957, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to JEREMY CRAIG GARTLAND AND OLIVIA RUCH GARTLAND, HUSBAND AND WIFE, by deed from 670 JAMES AVENUE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20190716-0069482, dated July 12, 2019, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 091-05-0W-052.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20170501-0042517, joinder to Declaration of record in Instrument No. 20170829-0088856 and Amended and Restated Master Deed of record in Instrument No. 20180516-0046957, said Register's Office.

Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20180730-0073896, said Register's Office.

This is improved property located at 700 James Avenue, Unit 32 Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of May, 2022.

Jeremy Craig Gartland

Olivia Ruch Gartland

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeremy Craig Gartland and Olivia Ruch Gartland, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of May, 2022.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022