WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: (AF

LAUREN REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 3-20-2025

J-RPS-21-627

Karen Johnson Davidson County
Batch# 853185 DEEDWARR
05/10/2022 12:39:58 PM 2 pgs
Fees: $13.00 Taxes: $429.20

20220510-0053403

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)
Sell for Cash, LLC	**New Owner**	
(NAME)	(NAME)	
931 Allen Rd., Ste. A		**086-11-0A-055.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **ELIZABETH GRANT, MARRIED AND CHARLES JEFFREY UNDERWOOD, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SELL FOR CASH, LLC, A WYOMING LIMITED LIABILITY COMPANY,** 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:

Being Unit No. 2, Building No. 3, on the plan of Revised Phase 2 & 2A Hermitage Woods Condominium Apartments, as the same appears of record in Plat Book 4860, Pages 62 through 64, inclusive, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Also included in conveyance is garage number 3-2-G, a limited common element for the exclusive use of the occupant of said unit.

Being the same property conveyed to Robbie Katherine Peddycoart by Warranty deed from William Hale and wife, Jessica Hale of record in Instrument No. 20150911-0092291 Register's Office for Davidson County, Tennessee, dated September 02, 2015 and recorded on September 11, 2015.

Robbie Katherine Peddycoat since having died Intestate on March 11, 2020, see Probate case number 20P702
in Chancery Court, Probate Division for Davidson County, Tennessee. Charles Jeffery Underwood (son) and Elizabeth Grant (daughter) as her heirs at law as noted in Affidavit of Heriships recorded in Instrument No: 20220510-0053399 and 20220510-0053400 ,Register's Office for Davidson County, Tennessee.

**Said property is not the primary residence of Elizabeth Grant.

This conveyance is subject to:
- Taxes for the year 2022, a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4860, Page Pages 62 through 64, inclusive, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 4675, Page 36 through 38, inclusive, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Raintree Village, Section A (Phase II & II-A, Hermitage Woods, Condominium Apartments)of record in Book 4753, Page Page 140, as amended in Book

4980, Page 378 and Book 5165, Page 781, Book 5172, Page 77 and instrument of termination in Book 5091, page 39 and Instrument No. 20040826-0103606 and 20040428-0047940, Register's Office for Davidson County, Tennessee.
• By-Laws of Hermitage Woods, Phase II Raintree Village amended of record in Book 5122, page 878; Book 6229, page 970, Book 10382, page 596 and Instrument Nos. 20040428-0047940 and 20040826-0103606, Register's Office for Davidson County, Tennessee.
• Charter of Hermitage Woods Community Services Association of record in Book 4753, page 101 and Book 5088, Page 854, Register's Office for Davidson County, Tennessee.
• Access Easement and Public Utility and Drainage Easement of record in Book 4460, Page 82, in the Register's Office for Davidson County, Tennessee.
• Anchor Easement of record in Book 5578, Page 752, in the Register's Office for Davidson County, Tennessee.
• Easement for Sanitary Sewer of record in Book 5193, Page 821 and Book 9418, Page 950, 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: **627 Rockwood Dr, Hermitage, Tennessee 37076**.

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 4th DAY OF MAY, 2022.

Elizabeth Grant by John Gleaves, Attorney-in-Fact

Charles Jeffrey Underwood 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 ELIZABETH GRANT AND CHARLES JEFFREY UNDERWOOD, and who acknowledged he/she/they executed the same as the free act and deed of the said ELIZABETH GRANT AND CHARLES JEFFREY UNDERWOOD.

Witness my hand and official seal, this the 4th of May, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

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