WARRANTY DEED

DM-VRES-22-2054

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/2/23

(AFFIX SEAL)

DAWN MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Montgomery Lee Todd and Jonathan Todd	New Owner	
(NAME)	(NAME)	**105 14 0A 017.00**
2054 Elliott Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **ELLEN LINDSAY, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MONTGOMERY LEE TODD, UNMARRIED, AND JONATHAN TODD, MARRIED, AS TENANTS IN COMMON WITH THE RIGHTS OF SURVIVORSHIP,** 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:

Land in Davidson County, Tennessee, being Unit No. 2054 in Waverly Place II Townhomes, a Horizontal Property Regime with Private Elements, located on Elliott Avenue and South Douglas Avenue in Nashville, Davidson County, Tennessee, and described in Exhibit "C" to the Declaration of Covenants, Conditions, Restrictions and By-Laws for Waverly Place II Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040909-0109214, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Ellen Lindsay, An Unmarried Woman, by Warranty Deed from Kyle R. Quigley, Unmarried, of record in Instrument No. 20190401-0028934, in the Register's Office of Davidson County, Tennessee, dated March 29, 2019 and recorded on April 01, 2019.

This conveyance is subject to:
- Taxes for 2022 and subsequent years, a lien not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Waverly Place, as recorded in Plat Book 57, Page(s) 95 and Plat Book 4675, Page 58.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20040909-0109214.
- Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20040910-0109386 and Instrument No. 20040910-0109387.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2054 Elliott Ave, Nashville, Tennessee 37204**.

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.

Karen Johnson Davidson County
Batch# 869496 **DEEDWARR**
06/10/2022 11:07:30 AM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20220610-0066331

Witness my/our hand(s) this the 3rd DAY OF JUNE, 2022.

Ellen Lindsay

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 3rd of June, 2022.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



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