WARRANTY DEED

Karen Johnson Davidson County
Batch# 869630 DEEDWARR
06/10/2022 01:00:30 PM 3 pgs
Fees: $18.00 Taxes: $2,014.65
20220610-0066502

G-BMR-22-3102-203

STATE OF TENNESSEE
COUNTY OF DAVIDSON 37109

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $544,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

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)
Lisa Powers	Lisa Powers	
(NAME)	(NAME)	
3102 West End Circle #203	3102 West End Cir #203	**104-02-4A-203.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville TN 37203	
(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, **JCRS ACQUISITIONS, LLC SERIES E, A DELAWARE SERIES LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LISA POWERS, A SINGLE PERSON,** 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 tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium unit in Davidson County, Tennessee, being Unit No. 203 of the 3102 West End Circle Condominiums as established by the Master Deed of record as Instrument No. 20050405-0037200, as amended, in the Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, said Unit No. 203 being shown as part of Exhibits "E-1" and "E-2" of said Master Deed.

Being the same property conveyed to JCRS Acquisitions, LLC Series E by Warranty deed from Allison E.N. Metz, an unmarried woman of record in Instrument No. 20170516-0048372 Register's Office for Davidson County, Tennessee, dated May 12, 2017 and recorded on May 16, 2017.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent year, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page (s) 82 and 83, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record as Instrument Number 20060616-0072004, Register's Office of Davidson County, Tennessee.
- All matters shown on the Plan attached as Exhibit "E-1 and "E-2" to the Amendment to Master Deed of record in Instrument No. 20061018-0129536, Register's Office for Davidson County, Tennessee.
- 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 3102 West End Circle Condominiums of record in Instrument Number 20050405-0037200, amended in Instrument No. 200604190044895, Instrument 20061018-0129536 and Instrument No. 20150729-0074422 and Instrument No. 20170203-0011874 and Instrument No. 20070920-0112553, Register's Office for Davidson County, Tennessee.
- Charter of West End Park Condominium Homeowners' Association, Inc. of record in Book 9970, Page 743, in the Register's Office for Davidson County, Tennessee.
- Easement for sanitary sewer/storm drainage, etc., in Instrument 20050715-0082454, Instrument 20050715-0082455 and Instrument 20060912-0112730, Register's Office for Davidson County, Tennessee.
- Stormwater detention agreement in Instrument 20050630-075316 and Instrument 20060911-0111952, Register's Office for Davidson County, Tennessee.
- BellSouth Easement in Instrument 20060629-0078073, Register's Office for Davidson County, Tennessee.
- Charter for HOA in Instrument 20050408-0038974 Register's Office for Davidson County, Tennessee.
- Right of Way Easement in Book 778, page 343, Register's Office for Davidson County, Tennessee.

- Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.
- Applicable Restrictive Covenants Contained of record in Book 571, Page 465 and Book 647, Page 310, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6991, Page 914, 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: **3102 West End Circle #203, Nashville, Tennessee 37203**.

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 31st DAY OF MAY, 2022.

JCRS Acquisitions, LLC Series E,
a Delaware Series Limited Liability Company

By: SARTORI COMPANY, a Delaware Corporation
Its: Manager

BY: _____
Adam Jefferson
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADAM JEFFERSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of SARTORI COMPANY, A DELAWARE CORPORATION, MANAGER of JCRS ACQUISITIONS, LLC SERIES E, A DELAWARE SERIES LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st of May, 2022.

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

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 5/31/22

GEORGE E. MUDTER, JR.
Dated 5/31/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 5/31/22

Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

