Karen Johnson Davidson County
Batch# 872618 DEEDWARRSP
06/16/2022 11:09:30 AM 3 pgs
Fees: $18.00 Taxes: $6,475.00
20220616-0068993

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,750,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/12/2025
(AFFIX SEAL)

George Ziadeh
State of Tennessee Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 First Avenue South, Suite 200 Franklin, TN 37064

ADDRESS NEW OWNER(S) FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER(S)
Mark Struble	New Owner	103 04 0Y 002.00
(NAME)	(NAME)	
4303 B Utah Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Million Seven Hundred Fifty Thousand and No/100 Dollars ($1,750,000.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Richland Building Partners, LLC, a Tennessee limited liability company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Mark Struble and Lisa Struble, husband and wife**, hereinafter called Grantee(s), their heirs and/or assigns, that certain tract or parcel of land in **Davidson** County, Tennessee, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 4303 Utah Avenue Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 4303 Utah Avenue Townhomes, a Horizontal Property Regime, of record in Instrument Number 20200813-0090967, as amended in Instrument No's. 20201208-0142079 and 20220407-0040360, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to Richland Building Partners, LLC, a Tennessee limited liability company, by Warranty Deed from Kimmy L. Perryman, of record in Instrument No. 20200813-0090807, in the Register's Office of Davidson County, Tennessee, dated August 12, 2020 and recorded on August 13, 2020.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 4303 Utah Avenue Townhomes, as recorded in Plat Book 20200813-0090967, Page(s) .
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200813-0090967, as amended in Instrument No's. 20201208-0142079 and 20220407-0040360.
Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 4303 Utah Avenue Townhomes Condominium of record in Instrument No. 20020102-0000170 and Deed Waiving recorded in Instrument No. 20050420-0043886 and Correction recorded in Instrument No.

20170815-0083551, as amended by instrument(s) of record in Instrument No; also subject to easements, rights and interests 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 building thereon.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and other matters of public record, (5) taxes for current and subsequent years.

This is improved property know as **4303 B Utah Avenue, Nashville, TN 37209**

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor(s) does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and/or assigns, against the lawful claims of all persons claiming by, through or under said Grantor(s), but not otherwise.

Effective this 10 day of June, 2022.

Richland Building Partners, LLC, a Tennessee limited liability company

By: _____
Christopher Barnhizer
Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a notary public in and for the state and county aforementioned, Christopher Barnhizer with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Authorized Agent of Richland Building Partners, LLC, a Tennessee limited liability company and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Authorized Agent.

Witness my hand and seal, at office in Franklin, TN this 10th day of June, 2022.

_____
Notary Public

My Commission Expires: 7.11.22

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC
121 First Avenue South, Suite 200
Franklin, TN 37064

Certificate of Authenticity

I, Blake Harris Reynolds, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 06/10/2022.

Date

Affiant Signature

06/10/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10 day of June, 2022.

Notary's Signature

My Commission Expires: 7/9/2025
Date

Notary's Seal (if on paper)

JILL Y. SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY