Karen Johnson Davidson County
Batch# 891459 DEEDWARR
07/20/2022 10:15:54 AM 2 pgs
Fees: $13.00 Taxes: $3,385.50
20220720-0083049

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220641501** CARL E DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $915,000.00. Affiant Subscribed and sworn to before me, this 15th day of July, 2022. Notary Public My Commission Expires: 9-20-2022

WARRANTY DEED

Address New Owner: Jeobu Peter and Priya Annie Mathew 1705B 14th Avenue Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 105 05 0P 002.00

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, **37212, 1705B, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeobu Peter and Priya Annie Mathew, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 1705 14th Avenue South Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1705 14th Avenue South Townhomes, a Horizontal Property Regime, of record in Instrument Number 20141028-0099318, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to 37212, 1705B, LLC, by Quitclaim Deed from Rod Roudi and Helen Adelman Roudi, husband and wife, of record in Instrument No. 20220114-0005857, in the Register's Office of Davidson County, Tennessee, dated December 31, 2021 and recorded on January 14, 2022.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A Resubdivision of Lot No. 1 - Section 122- Edgehill Estates, as recorded in Plat Book 5190, Page(s) 412.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20141028-0099318.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4220, Page 723 and Book 6236, Page 263.
Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded in Book 5537, Page 927.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Book 10759, Page 19 as Full Release of Declaration of Restrictive Covenants recorded in Instrument No. 20141107-0103099.

This is improved property located at 1705B 14th Avenue Nashville TN 37212

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 15th day of July, 2022.

37212, 1705B, LLC

R. R.H.

By: Rod Roudi,, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Rod Roudi, , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of 37212, 1705B, LLC, the within named bargainor, and that he/she executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his/her above-stated capacity.

Witness my hand, at office, this 15th day of July, 2022.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025