Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GHRS-12-1125-201

Karen Johnson Davidson County
Batch# 893526 DEEDWARR
07/25/2022 02:01:44 PM 4 pgs
Fees: $23.00 Taxes: $1,942.50

20220725-0084815

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 37170-06-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $525,000.00. Affiant Subscribed and sworn to before me this 18th day of July, 2022. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jonathan Hudson 1225 4th Avenue South Unit #201 Nashville, TN 37210	new owner	Map and Parcel No.: 105 03 0R 017.00

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, Joseph Abram Ginsberg, a married man, and Susan Ginsberg and Jeffrey Ginsberg, wife and husband (collectively, "Grantors") have this day bargained and sold, and do hereby transfer and convey to Jonathan Hudson, a single man ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1225 4th Avenue South, Unit #201, Nashville, Davidson County, Tennessee 37210.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantors covenants that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Ashley Ray, wife of Joseph Abram Ginsberg, joins in the execution of this instrument for the purpose of conveying to Grantee all of her interest, marital or otherwise, in the subject property.

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, Grantors have executed this instrument made effective as of the 15th day of July, 2022.

GRANTORS:

Joseph Abram Ginsberg

Ashley Ray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joseph Abram Ginsberg and Ashley Ray, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of July, 2022.

Notary Public
My Commission Expires:

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

[Grantors continued on following page.]

GRANTORS *[continued]*:

Susan Ginsberg

Susan Ginsberg

Jeffrey Ginsberg

Jeffrey Ginsberg

STATE OF COLORADO

COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Susan Ginsberg and Jeffrey Ginsberg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of July, 2022.

Notary Public

My Commission Expires: 3-22-2025

AUDREY GENT
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20214011355
MY COMMISSION EXPIRES MAR 22, 2025

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 201 of Woodstock Condominiums, described in a Declaration of record in Instrument No. 20190204-0010414, amended in Instrument No. 20190430-0039868, Register's Office for said County, to which reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Joseph Abram Ginsberg, a single man and Susan Ginsberg and Jeffrey Ginsberg, wife and husband, as tenants in common with rights of survivorship, by Warranty Deed from Woodstock Holdings, LLC, a Tennessee limited liability company, of record in Instrument No. 20190625-0061530, Register's Office for Davidson County, Tennessee, dated June 21, 2019 and recorded on June 25, 2019.

This conveyance is made subject to:

1. State, County, and City taxes for the year 2022 and subsequent years, a lien, not yet due and payable which have been prorated and assumed by Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Fourth Ave. S. Property, as recorded in Plat Book 6050, Page(s) 583 .
3. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Woodstock Condominium of record in Instrument No. 20190204-0010414, as amended by instrument(s) of record in 20190430-0039868; 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.
4. Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded in Book 10512, Page 725.
5. Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20141010-0094097.
6. Easement for Cable Right-of-Way, recorded in Book 8269, Page 358; Book 8274, Page 769.
7. Easement for Public Street Right-of-Way, recorded in Instrument No. 20141010-0094332.
8. Easement for Access, recorded in Instrument No. 20141020-0096498.
9. Easement for Comcast, recorded in Instrument No. 20150911-0092389.
10. Pipeline Crossing Agreement as set forth in instrument recorded in Book 7240, Page 620; Book 7760, Page 827; Book 7883, Page 239; Book 7932, Page 153; Book 8709, Page 588.
11. Right-of-Way Occupancy Agreement as set forth in instrument recorded in Book 7847, Page 115.
12. Agreement of Partial Assignment as set forth in instrument recorded in Book 8919, Page 821.
13. Communications Cable or Fiber Optic Line Protection Rider of record in Book 8299, Page 86.
14. Any rights associated with the Adjacent CSX Transportation, Inc. railroad right of way including the right to increase the right of way to the maximum extent of its charter.