Karen Johnson Davidson County
Batch# 908598 DEEDWARR
08/26/2022 10:55:30 AM 3 pgs
Fees: $18.00 Taxes: $4,532.50
20220826-0096505

# WARRANTY DEED

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,225,000.00**.

Affiant

Subscribed and sworn to before me, this the 24th day of August, 2022.

Notary Public

My commission expires:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Lauren Wright** | **New Owner** | **Map 105-13-4-C Parcel 001-00co** |
| **900 Caruthers Avenue** | SAME OWNER | |
| **Nashville, TN 37204** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Camilla M. Kimpton, a single woman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Lauren Wright**; an Unmarried Woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**LAND in Davidson County, Tennessee, being Unit A on the Plan of Homes at 900 Caruthers & 2315 9th Ave. South, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Homes at 900 Caruthers & 2315 9th Ave. South, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150317-0022690, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Homes at 900 Caruthers & 2315 9th Ave. South, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20150317-0022690, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.**

**Being the same property conveyed to Camilla M. Kimpton, a single woman by Deed from Aspen Construction Investments, LLC, a Tennessee limited liability company, of record in Instrument No. 20160302-0019794, Register's Office for Davidson County, Tennessee.**

**Conveyance of the above described property is subject to the following: 1) The Plan of record as set out in Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions for Homes At 900 Caruthers & 2315 9th Ave. South, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150317-0022690, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) All matters as shown on the plan of record in Book 547, Page 71, said Register's Office. 3) Declaration of Covenants, Conditions and Restrictions and By-Laws of Homes at 900 Caruthers & 2315 9th Ave. South, of record in Instrument No. 20150317-0022690, Register's Office for Davidson County, Tennessee. By-Laws attached thereto.4) Dedication of common areas for Homes at 900 Caruthers & 2315 9th Ave South HOA, of record in Instrument No. 20190726-0073613, said Register's Office. 5) 6Articles of Incorporation of Homes at 900 Caruthers & 2315 9th Ave. South Association Inc., of record in Book 6341, Page 110, Register's Office for Williamson County, Tennessee. 6) Taxes for the current year prorated and assumed by the Grantee.**

This is improved (__X__) Unimproved (____) property, known as **900 Caruthers Avenue, Nashville, TN 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 GRANTEES 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 GRANTEES, 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 **24th** day of **August, 2022.**

**Camilla M. Kimpton**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **Camilla M. Kimpton,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **24th** day of **August, 2022.**

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**Notary Public**

**My Commission Expires:** 12/14/24

Certificate of Authenticity

I, Jill Neely, 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 08/24/2022.

Date

Jill M Neely

Affiant Signature

08/26/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of August, 2022.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)