Karen Johnson Davidson County
Batch# 915823 DEEDWARR
09/13/2022 09:33:30 AM 3 pgs
Fees: $18.00 Taxes: $2,738.00
20220913-0102023

WARRANTY DEED

ANGELA MURPHY NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

W-AAPRE-22-900

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $740,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 4/19/2026 (AFFIX SEAL)

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)
Kelly Barnes Prince	New Owners	
(NAME)	(NAME)	**072-09-3I-001.00-CO**
900 Cahal Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, JAMES A. FINEMAN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and **sold, and by these presents do/does** transfer and convey unto **KELLY BARNES PRINCE, AN UNMARRIED WOMAN,** 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:

Land in Davidson County, Tennessee, and being all of Unit A, Cottages at 900 Cahal, a Horizontal Property Regime With Private Elements, established pursuant to the provisions of Tennessee Code Annotated 66-27-101, et seq, under Declaration of Covenants, Conditions and Restrictions for Cottages at 900 Cahal, of record in Instrument No. 20210913-0121991, in the Register's Office of Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof; said Unit being depicted on Exhibit "B" to said Declaration of Condominium, together with the percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being a portion of the same property conveyed to James A. Fineman, married by Warranty Deed from Bradley F. Edmonds, single and Thomas A. Smith, single of record in Instrument No. 20210819-0112582 Register's Office for Davidson County, Tennessee, dated August 18, 2021 and recorded on August 19, 2021.

The herein described property is not now nor ever has been the principal place of residence of the grantor herein.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- All matters shown on the Plan of record in Plat Book 974, Page 18, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20210913-0121991, 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: **900 Cahal Ave, Nashville, Tennessee 37206**.

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 9th DAY OF SEPTEMBER, 2022.

James A. Fineman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES A. FINEMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of September, 2022.

Notary Public
My Commission Expires:
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

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

Tennessee Certification of Electronic Document

I, Lynn **Vaught, do hereby make oath that** I am 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 9/9/22 **(date of document).**

Affiant Signature

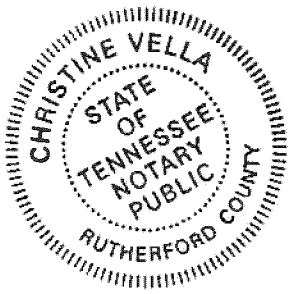
9/13/22

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 13 day of September, 2022.



Notary Signature

My Commission Expires: 8/15/2026