WARRANTY DEED

Karen Johnson Davidson County
Batch# 916851 DEEDWARR
09/15/2022 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20220915-0102688

DM-CR-22-610-210

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00.

Tammy Conway
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1-11-26
(AFFIX SEAL)

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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)
Stacy A. Miller and Matthew C. Miller	Same	
(NAME)	(NAME)	092 07 0I 210.00
610 21st Ave #210		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **CHRISTOPHER S. LANGSTON AND MARISA S. LANGSTON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW C. MILLER AND STACY A. MILLER, HUSBAND AND WIFE,** 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, being Unit No. 210, The 1865, A Condominium, and described in a Declaration Establishing The 1865, A Condominium, of record in Instrument No. 20190314-0023483 and amended in Instrument Numbers 20190712-0068003, 20191007-0102697, and 20191010-0104084, 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 Christopher S. Langston and Marisa S. Langston, husband and wife, by Warranty Deed from The 1865 Condominiums, LLC, a Tennessee limited liability company, of record in Instrument No. 20200116-0005846, in the Register's Office of Davidson County, Tennessee, dated January 14, 2020 and recorded on January 16, 2020.

This conveyance is subject to:
- 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 Resubdivision of 596 and 610 21st Avenue North, as recorded in Instrument No. 20160914-0096846.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The 1865 Condominium of record in Instrument No. 20190314-0023483, as amended by instrument(s) of record in Instrument No. 20190712-0068003, Instrument No. 20191007-0102697 and Instrument No. 20191010-0104084; 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.
- Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20180228-0018696.
- Easement recorded in Book 1755, Page 4 and Book 2442, Page 394.
- Easement for Reciprocal Easement Agreement, recorded in Instrument No. 20210506-0060947.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **610 21st Ave #210, Nashville, Tennessee 37203**.

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 9 DAY OF SEPTEMBER, 2022.

Christopher S. Langston by Adam Jefferson attorney in fact
Christopher S. Langston by Adam Jefferson as Attorney-in-Fact

Marisa S. Langston by Adam Jefferson attorney in fact
Marisa S. Langston by Adam Jefferson as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADAM JEFFERSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CHRISTOPHER S. LANGSTON AND MARISA S. LANGSTON, and who acknowledged he/she/they executed the same as the free act and deed of the said CHRISTOPHER S. LANGSTON AND MARISA S. LANGSTON.

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

Brian D. Mitchell
Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

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

True Copy Certification

I, **Diane March,** 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 this the 9th day of September, 2022.

Affiant Signature
Date 09/09/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 9th day of September, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

