Karen Johnson Davidson County
Batch# 916978 DEEDWARR
09/15/2022 10:14:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20220915-0102918

WARRANTY DEED

KAYLA ANN CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

W-EVN-22-510-11

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~13th~~ 14th (KC) DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 3.7.26

(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)
Ross Morgan	Atlantic union Bank	
(NAME)	(NAME)	**090-11-0B-011.00-CO**
510 Basswood Ave #11	200 Glen Echo Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville TN 37215	
(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, **YASMIN E. HARRELL, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROSS MORGAN,** 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:

A condominium apartment in Davidson County, Tennessee, being Unit No. 11 of River Breeze Garden Townhomes pursuant to the Tennessee Horizontal Property Act, as shown on the Exhibit "B" to the Master Deed of record in Instrument No. 20030207-0017550, amended in Instrument No. 20030618-0084385, Instrument No. 20040308-0025984 and Instrument No. 20200109-0003298, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Yasmin E. Harrell, a single woman by Warranty Deed from Jane Harris, an unmarried woman of record in Instrument No. 20190904-0088924 Register's Office for Davidson County, Tennessee, dated August 28, 2019 and recorded on September 04, 2019.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Master Deed establishing a Horizontal Property Regime of River Breeze Garden Townhomes of record in Instrument No. 20030207-0017550, as amended in Instrument No. 20030618-0084385, Instrument No. 20040308-0025984 and Instrument No. 20200109-0003298, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument No. 20030207-0017549, in the Register's Office for Davidson County, Tennessee.
- Quit Claim Deed for common areas of record in Instrument No. 20030207-0017551, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for Workshop of record in Instrument No. 20051114-0137538, in the Register's Office for Davidson County, Tennessee.
- Easement to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 5269, Page 72, in the 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: 510 Basswood Ave #11, Nashville, Tennessee 37209.

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 13th DAY OF SEPTEMBER, 2022.

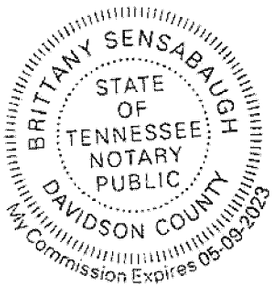
Yasmin E. Harrell by John Gleaves
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, 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 YASMIN E. HARRELL, and who acknowledged he/she/they executed the same as the free act and deed of the said YASMIN E. HARRELL.

Witness my hand and official seal, this the 13th of September, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



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

Certificate of Authenticity

I, Joshua A. Terry, 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 9|13|22.

Affiant Signature

9|14|22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9|14|22.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON