Karen Johnson Davidson County
Batch# 923398 DEEDWARR
09/29/2022 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20220929-0107775

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/3/26
(AFFIX SEAL)

CHARLES D LIGHTSEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Y-P-22-3308-B2

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)
Elizabeth Wo Davis and Kyle Landon Davis	**New Owner**	
(NAME)	(NAME)	**104-06-0F-006.00-CO**
3308 Long Boulevard Apt B2		
(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, **JON MATHER LIVEZEY AND JENNIFER NICOLE MCCOY LIVEZEY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELIZABETH WO DAVIS AND KYLE LANDON DAVIS, WIFE AND HUSBAND,** 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. B-2, as described in the Master Deed establishing a Horizontal Property Regime of Longview Condominiums of record in Book 6290, Page 125, and amended in Book 6359, Page 510, and Book 6365, Page 587, and Book 10215, Page 26, all in the Register's Office for Davidson County, Tennessee, and made subject to all covenants and restrictions set forth therein, together with an undivided interest as tenant in common with all other owners in the Common Elements appurtenant thereto as set forth in said Amendment to Master Deed of record in Book 6359, Page 510 referenced herein, and together with an undivided percentage interest as tenant in common with certain other unit owners in the Limited Common Elements appurtenant thereto as set forth in Second Amendment to Master Deed of record in Book 6365, Page 587, said Register's Office and also referenced herein. Said Unit B-2 is also depicted on the Plan of Longview Condominiums of record in Book 6200, Page 95 and in Book 6200, Page 101, said Register's Office.

Being the same property conveyed to Jennifer Nicole McCoy, unmarried and Jon Mather Livezey, unmarried, tenants in common by Warranty deed from Chinmay P. Soman and wife, Uma C. Soman of record in Instrument No. 20170201-0010657 Register's Office for Davidson County, Tennessee, dated January 31, 2017 and recorded on February 01, 2017.

Being the same property conveyed to Jon Mather Livezey and Jennifer Nicole McCoy Livezy, husband and wife by Quitclaim deed from Jennifer Nicole McCoy Livezy and Jon Mather Livezey of record in Instrument No. 20210405-0043957 Register's Office for Davidson County, Tennessee, dated March 26, 2021 and recorded on April 05, 2021.

This conveyance is subject to:
- Taxes for the year 2022 and all subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6200, Page 95 and Plat Book 6200, Page 101, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Longview Condominiums of record in Book 6290, Page 125, as amended in Book 6359, page 510, Book 6365, page 587 and Book 10215, page 26, Register's Office for Davidson County, Tennessee.
- Sewer Easement of record in Book 2270, Page 206, in the Register's Office for Davidson County,

• By-Laws of Longview Homeowners Association, Inc. of record in Book 6290, Page 159, in the Register's Office for Davidson County, Tennessee.
• Charter of Longview Homeowner's Association of record in Book 6303, Page 129, in the Register's Office for Davidson County, Tennessee.
• Utility Easements, set-back lines, and all other matters appearing on the Plan of Iroquois Apartments, Inc. of record in Book 2133, Page 98, in the Register's Office for Davidson County, Tennessee.
• Restrictions of record as Instrument Number 20120517-0042960 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: **3308 Long Boulevard Apt B2, 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 28th DAY OF SEPTEMBER, 2022.

Jon Mather Livezey

Jennifer Nicole McCoy ~~Livezy~~ Livezey

STATE OF ~~TENNESSEE~~ Illinois
COUNTY OF ~~DAVIDSON~~ Cook

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JON MATHER LIVEZEY, 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 ~~29th~~ 28th of September, 2022.

Notary Public
My Commission Expires: 2/22/24
(SEAL)

TAMARA C.PEDEN
Official Seal
Notary Public - State of Illinois
My Commission Expires Feb 22, 2024

STATE OF ~~TENNESSEE~~ Illinois
COUNTY OF ~~DAVIDSON~~ Cook

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER NICOLE MCCOY~~LIVEZY~~ 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. ~~LIVEZEY~~

Witness my hand and official seal, this the ~~29th~~ 28th of September, 2022.

Notary Public
My Commission Expires: 2/22/24
(SEAL)

TAMARA C PEDEN
Official Seal
Notary Public - State of Illinois
My Commission Expires Feb 22, 2024

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

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 09/28/2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 09/28/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 **day of** September, **2** 022

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM