Karen Johnson Davidson County
Batch# 928231 DEEDWARR
10/12/2022 10:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20221012-0111773

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-22-4440

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 5th day of October, 2022

Notary Public

Commission Expires: 7/12/2024

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Margot E. Madsen 701 Vernon Avenue Nashville, TN 37209	NEW OWNER 701 VERNON AVE. NASHVILLE TN 37209	091 05 1C 011.00

WARRANTY DEED

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

Colin M. Bleem and Judith Zuhike, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Margot E. Madsen, A SINGLE 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(s) 11 of Building B, on the Plan of 2 Aves, as shown on Exhibit E to the Declaration of Covenants, Conditions and Restrictions for 2 Aves, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20180926-0095647, amended in Instrument No. 20190426-0038655, Register's Office for Davidson County, TN, to which plan and reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed by Warranty Deed from RSD Vernon and James, LLC, a Tennessee limited liability company to Colin M. Bleem and Judith Zuhlke, husband and wife, recorded August 1, 2019, as Instrument No. 20190801-0076006 in Davidson County, Tennessee Register of Deeds.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 701 Vernon Avenue, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we so covenant with 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.

Dated this the 5th day of October, 2022.

Colin M. Bleem

Judith Zuhike

STATE OF TENNESSEE
COUNTY OF Williamson

On this 5th day of October, 2022, before me personally appeared Colin M. Bleem, and Judith Zuhike, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of October, 2022.

Notary Signature
My commission expires:

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-12-2023

WARRANTY DEED

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville TN 37206

Certificate of Authenticity

I, Allison Taylor, 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 **October 5, 2022**.

Date

Affiant Signature

October 12, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **12** day of **October**, 20**22**.

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)