WARRANTY DEED

Karen Johnson Davidson County
Batch# 930772 DEEDWARR
10/18/2022 09:59:06 AM 2 pgs
Fees: $13.00 Taxes: $3,188.37

20221018-0113614

B-SH-22-2131-8

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $861,721.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

APRIL N. BENNETT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/06/2026
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)
Jody Allan Junia and Beatrice Concepcion	Same as new owner	
(NAME)	(NAME)	**070-09-3F-008.00-CO**
1016 A Glendale Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **E3 VISTAS AT NORTH POINT LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JODY ALLAN JUNIA AND BEATRICE CONCEPCION, 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. 8 as shown on the Plan of The Vista at North Pointe, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for The Vista at North Pointe, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20220328-0035296, in the Register's Office for Davidson County, Tennessee, and located upon Lot 2, Final Plat Goodrich Townhomes of record in Instrument Number 20220324-0034349, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to E3 Construction Services, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Cream City Development, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200504-0046488 Register's Office for Davidson County, Tennessee, dated May 01, 2020 and recorded on May 04, 2020.

Being the same property conveyed to E3 Vistas at North Point LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from E3 Construction Services, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20211201-0158642 Register's Office for Davidson County, Tennessee, dated November 29, 2021 and recorded on December 01, 2021.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument No. 20220324-0034349, Register's Office of Davidson County, Tennessee.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Vista at North Pointe of record in Instrument Number 20220328-0035296, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for The Vista at North Pointe of record in Instrument Number 20220328-0035296, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3956, Page 927, in the Register's Office for Davidson County, Tennessee.
- Charter of The Vista at North Pointe Homeowners' Association, Inc recorded in Instrument Number 20220801-0087541 in the Register's Office for Davidson County, Tennessee.
- Utility Easement and Maintenance Agreement of record in Instrument Number 20200504-0046485, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument

Number 20210512-0063892, 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: **2137 Goodrich Ave, Nashville, Tennessee 37218**.

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 6th DAY OF OCTOBER, 2022.

E3 Vistas at North Point LLC, a Tennessee Limited Liability Company

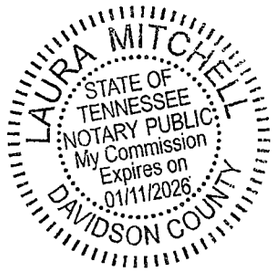
BY: _____
John H. Eldridge, III
Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN H. ELDRIDGE, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGER of E3 VISTAS AT NORTH POINT LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 6th of October, 2022.

_____
Notary Public
My Commission Expires: 1/11/26
(SEAL)



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