Karen Johnson Davidson County
Batch# 930805 DEEDWARR
10/18/2022 10:48:30 AM 4 pgs
Fees: $23.00 Taxes: $1,655.75
20221018-0113660

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 37368-10-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $447,500.00. Affiant Subscribed and sworn to before me this 17th day of October, 2022. Notary Public My Commission Expires:

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Dennis Kennedy 1125 10th Avenue North Unit 207 Nashville, TN 37208	Dennis Kennedy 1103 Gleaves Glen Drive Mt. Juliet, TN 37122	Map and Parcel No.: 081 16 2B 207.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Meghan Van Gilder, a single woman ("Grantor") has this day bargained and sold, and does hereby transfer and convey to Dennis Kennedy, an unmarried man ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1125 10th Avenue North, Unit 207, Nashville, Davidson County, Tennessee 37208.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument made effective as of the 17th day of October, 2022.

GRANTOR:

Meghan Van Gilder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Meghan Van Gilder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of October, 2022.

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

Notary Public
My Commission Expires:

EXHIBIT "A"

Being land in Davidson County, Tennessee, being Unit No. 207, of Ludlow Flats, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Ludlow Flats, of record in Instrument Number 20190918-0094881, and Scrivener's Affidavit is recorded in Instrument Number 20191009-0103618, Instrument Number 20191011-0104471 and by First Amendment to Declaration recorded as Instrument No. 20201208-0142244; Second Amendment to Declaration recorded as Instrument No. 20210412-0048609; Third Amendment to Declaration recorded as Instrument No. 20210427-0056048, and Fourth Amendment to Declaration recorded as Instrument No. 20210607-0075890, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and all 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 thereof.

Together with the special rights to use the limited common elements as set out in Article II, as Amended in Instrument Number 20201208-0142244 of the Declaration of Ludlow Flats and certain parking space number 47.

Being the same property conveyed to Meghan Van Gilder, single woman, by Warranty Deed from Lflats, LLC, a Tennessee limited liability company, of record in Instrument No. 20210621-0083308, in the Register's Office of Davidson County, Tennessee, dated June 18, 2021, and recorded on June 21, 2021.

This conveyance is made subject to:

1. State, County, and City taxes and assessments for the year 2023 and subsequent years, a lien, not yet due and payable, which are assumed by Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of McGavock's Town, as recorded in Plat 21, Page 23.
3. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20190918-0094881, Scrivener's Affidavit recorded in Instrument No. 20191009-0103618 and Instrument No. 20191011-0104471 and amended in Instrument No. 20201208-0142244, Instrument No. 20210412-0048609, Instrument No. 20210427-0056048 and Instrument No. 20210607-0075890.
4. Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20181218-0122894.
5. Easement for Sanitary and/or Storm Sewers, Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20181227-0125666.
6. Easement for Public Right-of-Way, recorded in Instrument No. 20190107-0001629, Instrument No. 20190107-0001630 and Instrument No. 20190107-0001631.

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 10-17-22.

Tracey Trumphour
Affiant
Date: 10-17-22

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 17 day of October, 2022

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY