Karen Johnson Davidson County
Batch# 932532 DEEDWARR
10/21/2022 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $2,749.10
20221021-0114902

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Montgomery

Actual consideration or value, whichever is greater is $743,000.00.

Affiant

Subscribed and sworn before me this the 18th day of October, 2022.

Notary Public
My commission expires: 10/16/2024

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jenah Leigh Furtaw 65 Lindsley Ave #205 Nashville, TN 37210	New Owner	093-11-0H 004.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BRIAN K. HARRIS, A SINGLE PERSON, AND DANIEL ELI BATES, A MARRIED PERSON, AS TENANTS IN COMMON, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JENAH LEIGH FURTAW, AN UNMARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 205 of Muse - Rutledge Hill, a Condominium Development (a Horizontal Property Regime), established pursuant to the Declaration of Protective Covenants, Conditions and Restrictions for Muse - Rutledge Hill, a Condominium Development, of record in Instrument Number 20211001-0132086, in the Register's Office for Davidson County, Tennessee (which amends, restates in its entirety and supercedes that Declaration of Protective Covenants, Conditions, and Restrictions for Muse, a Planned Unit Development, of record in Instrument Number 20200123-0008592, said Register's Office), as amended by First Amendment of record in Instrument No. 20211208-0162784, said Register's Office, together with a percentage interest in the common elements as set forth in said Declaration; and with said Unit being depicted on Exhibit "B" to said Declaration.

Being the same property conveyed to Brian K. Harris, a single person, and Daniel Eli Bates, a married person, as tenants in common, by deed dated 01/19/2022, from Muse Nashville, LLC, a Tennessee limited liability company, of record in Instrument No. 20220121-0007996, Register's Office for said County.

Also being a portion of the same property conveyed to Muse Nashville, LLC, a Tennessee limited liability company, by deed dated 10/21/2019, from The Fuel Tank, LLC, a Tennessee limited liability company, of record in Instrument No. 20191021-0107765, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 65 Lindsley Ave #205, Nashville, TN 37210.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 18th day of October, 2022.

Daniel Eli Bates

Brian K. Harris

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Daniel Eli Bates and Brian K. Harris, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of October, 2022.

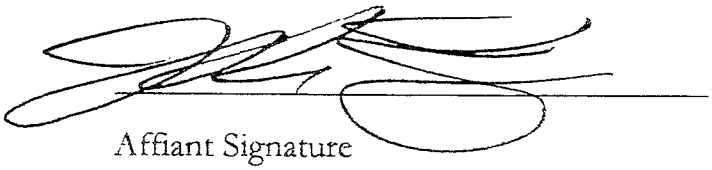
My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 10/18/2022.



Affiant Signature

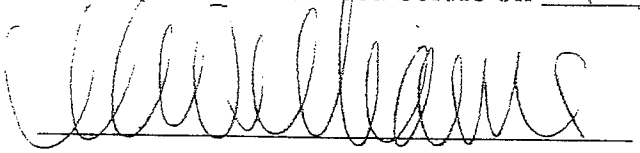
10/20/2022

Date

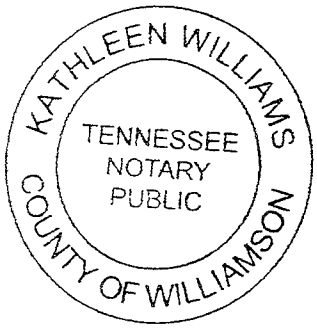
State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/20/2022.



Notary Public



My Commission Expires: 5-23-23