Karen Johnson Davidson County
Batch# 937318 DEEDWARR
11/02/2022 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $481.00
20221102-0118535

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 4-23-25
(AFFIX SEAL)

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

DM-BR-22-323-6-10

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)
Gica Nechifor and Veronica Nechifor	Gica Nechifor and Veronica Nechifer	
(NAME)	(NAME)	
323 Forest Park Road #6-10	P.O. Box 1852	**043 13 0A 074.00**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison TN 37116	
(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, **TRACEE N. GADDY, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GICA NECHIFOR AND VERONICA NECHIFOR, 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:

Apartment Unit No. 6-10 of Robin Hood Condominium created under Title 64, Section 2701, et. seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, which was executed by Central Tennessee Investment Co., Inc., of record in Book 5388, Page 524, Register's Office for Davidson County, Tennessee. Reference being made to the said Deed and to Exhibit "A-1" thereto for a specific identification and description of the apartment herein conveyed, and as shown on the plat of Robin Hood Condominium Apartments, of record in Plat Book 5200, Page 124, said Register's Office, to which reference is hereby made.

Being the same property conveyed to Tracee N. Gaddy, by Quitclaim Deed from Deborah C. Waters, of record in Instrument No. 20210204-0016100, in the Register's Office of Davidson County, Tennessee, dated February 02, 2021 and recorded on February 04, 2021.

Being the same property conveyed to Tracee N. Gaddy and Deborah C. Waters, in equal shares, as tenants in common, by Warranty Deed, from Larry Jene and wife, Aster Jene, of record in Instrument No. 20171201-0122862, in the Register's Office of Davidson County, Tennessee, dated November 30, 2017 and recorded on December 01, 2017.

This conveyance is subject to:
- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Robin Hood Condominium Apartments, as recorded in Plat Book 5200, Page 124.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Robin Hood Condominium of record in Book 5388, Page 524, as amended by instrument(s) of record in Book 11399, Page 660 and supplemented in Book 6569, Page 149; also subject to easements, rights and interests 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 building thereon.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **323 Forest Park Road #6-10, Madison, Tennessee 37115**.

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 1 DAY OF NOVEMBER, 2022.

Tracee N. Gaddy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TRACEE N. GADDY, 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 1st of November, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



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

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 11/01/2022 (date of document).

Affiant Signature

11/2/2022
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 2nd day of November, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY