# WARRANTY DEED

Karen Johnson Davidson County
Batch# 942610 **DEEDWARR**
11/18/2022 08:03:31 AM 2 pgs
Fees: $13.00 Taxes: $1,591.00

20221118-0122545

MJ-CP-22-641-427

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 7.20.24
(AFFIX SEAL)

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 20, 2024

**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) |
|---|---|---|
| **522 Holdings LLC** | **NEW OWNER** | |
| (NAME) | (NAME) | **171 03 0B 181.00** |
| **8316 Alamo Rd.** | | |
| (ADDRESS) | (ADDRESS) | |
| **Brentwood, TN 37027** | | |
| (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, **SHARON B. RHODES, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **522 HOLDINGS LLC, a Tennessee limited liability company,** 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 Lot No. 121, on the plan of First Revision A Horizontal Property Regime (Private Element) Phase One, Section Four, Townhomes of Fredericksburg, R20 Residential P.U.D., as shown on the Plan of record in Book 9700, Page 648, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sharon B. Rhodes, by Warranty Deed from Pulte Homes Tennessee Limited Partnership, a Nevada Limited Partnership, of record in Book 11369, Page 94, in the Register's Office for Davidson County, Tennessee, dated February 19, 1999 and recorded on March 04, 1999.

This conveyance is subject to:
- Taxes and assessments for the year 2022.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of First Revision A Horizontal Property Regime (Private Element) Phase One, Section Four, Townhomes of Fredericksburg, R20 Residential P.U.D., as recorded in Plat Book 9700, Page(s) 648 .
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Amenities Area Fredericksburg, R-20 Residential P.U.D., as recorded in Book 7900, Page 807.
- Declaration of Covenants, Conditions and Restrictions recorded in Book 8920, Page 65; as amended in Book 9500, Page 393, Book 9860, Page 840 and Book 10694, Page 541.
- Declaration of Covenants, Conditions and Restrictions recorded in Book 10126, Page 435, as amended by Book 10224, Page 683 (as corrected by Book 10294, Page 850) and Instrument No. 200007180070558 (re-recorded by Instrument No. 20050705-0076596); and amended and restated in Instrument No. 20191127-0122852.
- Declaration of Covenants, Conditions and Restrictions recorded in Book 11550, Page 531; as amended in Book 11682, Page 75.
- Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 7798, Page 843, Book 10393, Page 11, Book 10453, Page 931, Book 10628, Page 517 and Book 10895, Page 778.
- Easement for Sanitary Sewers Storm Drainage Water Mains and Appurtenances, recorded in Book 7358, Page 643.
- Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7993, Page 269 and Book 9607, Page 431.
- Easement for Site Drainage, recorded in Book 10012, Page 756.
- Easement recorded in Book 7851, Page 712, Book 10709, Page 143 and Instrument No. 20131021-0109635.
- Stormwater Detention Agreement as set forth in instrument recorded in Book 10357, Page 920.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **641 Old Hickory Blvd #427, Brentwood, Tennessee 37027**.

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 15 DAY OF NOVEMBER, 2022.

Sharon B. Rhodes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHARON B. RHODES, 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 15th of November, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

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

