Karen Johnson Davidson County
Batch# 959018 DEEDWARR
01/09/2023 09:36:06 AM 2 pgs
Fees: $13.00 Taxes: $1,524.40
20230109-0001572

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-BH-22-415-1804

Name and Address of New Owner:
Robert D. Redfern
415 Church St. Unit#1804
Nashville, TN 37219

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Send Tax Statements To:

Same as new owner

Map & Parcel(s):
093-06-1J-126-00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David A. Powell, an unmarried man**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Robert D. Redfern, an unmarried man**, hereinafter called the GRANTEE, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, and being all of Unit No. 1804, together with the appurtenant interest in the common elements of Viridian, a Condominium, a Horizontal Property Regime established by Master Deed of record in Instrument No. 20061004-0122833 (Attorneys Certificate: Instrument No. 20061004-0122836) and as modified by Addendum in Instrument No. 20061004-0122834 and further amended in Instrument No. 20070711-0082578, Instrument No. 20100616-0046702, Instrument No. 20111006-0077592,, Instrument No. 20120802-0068536, Instrument No. 20140128-0007721, Instrument No. 20171002-0100849, Instrument No. 20180510-0045059, Instrument No. 20191211-0127973, Instrument No. 20210224-0022602, Instrument No. 20210316-0034923, Instrument No. 20210504-0059486, Instrument No. 20210527-0071781, Instrument No. 20220322-0032699, Instrument No. 20220413-0042759, and Instrument No. 20220601-0063430, Instrument No. 20220609-0065739, in the Register's Office of Davidson County, Tennessee, said unit being on the Condominium Site Plan attached as Exhibit "C" t the aforementioned Master Deed.
>
> Being the same property conveyed to David A. Powell by Warranty Deed from Laurence W. Winn of record in Instrument No. 20070323-0035543, in the Register's Office of Davidson County, Tennessee, dated March 21, 2007, and recorded on March 23, 2007.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 415 Church Street, 1804, Nashville, TN 37219

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, his heirs, successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs, successors 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 5 day of January, 2023.

David A. Powell by M Attorney In Fact
David A. Powell by Michelle Nickerson, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 5 day of January, 2023, before me personally appeared Michelle Nickerson, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 5 day of January, 2023.

Notary Signature
My commission expires:

KATHRYN A CALDWELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-17-2023

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $412,000.00.

Cardis A. M
Affiant Signature

Subscribed and sown to before me, this the 5th day of January, 2023.

April Bennett
Notary Public
My Commission Expires: _____

APRIL N. BENNETT
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 07/06/2026
DAVIDSON COUNTY