Karen Johnson Davidson County
Batch# 971321 DEEDWARR
02/15/2023 02:23:30 PM 4 pgs
Fees: $23.00 Taxes: $1,739.00
20230215-0011078

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37503-01-2023**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $470,000.00. Affiant Subscribed and sworn to before me this 15th day of February, 2023. Notary Public My Commission Expires: 10/2/23

CLAIRE H. JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Joshua Nicholson, Trustee 415 Church Street, #2004 Nashville, TN 37219	**Send Tax Bills To:** New Owner 415 Church St. #2004 Nashville, TN 37219	**Tax Information:** Map and Parcel No.: 093061J15600CO

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, **Charles Keith Jackson, unmarried, and Timothy Everett Brown, unmarried** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Joshua Nicholson, Trustee of The GOO Revocable Living Trust** ("Grantee"), its successors 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 415 Church Street, #2004, Nashville, TN 37219.

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

And Grantors covenant that it is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors 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, Grantors have executed this instrument on the 15th day of February, 2023.

Charles Keith Jackson

Timothy Everett Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles Keith Jackson and Timothy Everett Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of February, 2023.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 2004, 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 and addendum thereto in Instrument No. 20061004-0122834, Instrument No. 20061004-0122836, as amended in Instrument No. 20070711-0082578, Instrument No. 20100616-0046702, Instrument No. 20111006-0077592, Instrument No. 20120802-0086536, Instrument No. 20140128-0007721 and Affidavit of Scrivener's Error in Instrument No. 20140530-0046816, and further amended in Instrument No. 20171002-0100849, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Charles Keith Jackson and Timothy Everett Brown as joint tenants, by deed dated August 16, 2021 from Marc Adesso, unmarried man, of record in Instrument No. 20210818-0111596, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2023, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 093061J15600CO.
2. Restrictive covenants contained in an instrument of record in Book 7423, page 374, revised in Book 9208, page 613, Instrument No. 20041103-0132449, and Instrument No. 20050124-0008719, Register's Office for Davidson, County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Viridian, a Condominium, of record in Instrument No. 20061004-0122833 and addendum thereto in Instrument No. 20061004-0122834, Instrument No. 20061004-0122836, as amended in Instrument No. 20070711-0082578, Instrument No. 20100616-0046702, Instrument No. 20111006-0077592, Instrument No. 20120802-0086536, Instrument No. 20140128-0007721 and Affidavit of Scrivener's Error in Instrument No. 20140530-0046816, and further amended in Instrument No. 20171002-0100849, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. Easement Agreement of record in Instrument No. 20060928-0120211, Register's Office for Davidson County, Tennessee.
6. Reciprocal Easement Agreement of record in Instrument No. 20041103-0132451, Register's Office for Davidson County, Tennessee.
7. Storm Water Quality Agreement recorded in Instrument No. 20040916-0111454, Register's Office for Davidson County, Tennessee.
8. Ordinances recorded in Book 10512, page 464 and Instrument No. 20020626-0076795, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that i am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 2/15/23

GEORGE E. MUDTER, JR.
Dated 2/15/23

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 2/15/23
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

