WARRANTY DEED

DM-BR-22-728

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/2/23 (AFFIX SEAL)

DAWN MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Due West Avenue, General Partnership	**New Owner**	
(NAME)	(NAME)	
214 Overlook Circle Suite 220	Karen Johnson Davidson County Batch# 971742 **DEEDWARR** 02/16/2023 03:03:19 PM 2 pgs Fees: $13.00 Taxes: $2,164.50 20230216-0011444	**051-01-0A-001.00-CO** **051-01-0A-002.00-CO** **051-01-0A-003.00-CO** **051-01-0A-004.00-CO** **051-01-0A-005.00-CO** **051-01-0A-006.00-CO** **051-01-0A-007.00-CO** **051-01-0A-008.00-CO** **051-01-0A-009.00-CO** **051-01-0A-010.00-CO** **051-01-0A-011.00-CO** **051-01-0A-012.00-CO** **051-01-0A-013.00-CO** **051-01-0A-014.00-CO** **051-01-0A-015.00-CO** **051-01-0A-016.00-CO**
(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, **TRACY STEPHENS AND JULIE STEPHENS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DUE WEST AVENUE, GENERAL PARTNERSHIP,** 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 Unit 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 16, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 728 Due West, a Townhouse Planned Unit Development, a Horizontal Property Regime With Private Elements of record as Instrument No. 20200910-0103446, being shown on Plat attached thereto as Exhibit "B", 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 Tracy Stephens and Julie Stephens, husband and wife by Quitclaim Deed from James H. Brooks, Jr. of record in Instrument No. 20220808-0089610 Register's Office for Davidson County, Tennessee, dated August 5, 2022 and recorded on August 8, 2022.

Being the same property conveyed to James H. Brooks, Jr., Tracy Stephens, and Julie Stephens, husband and wife by Warranty Deed from Jeffery Bullock, single and Richard Ribeiro, married of record in Instrument No. 20220504-0051740 Register's Office for Davidson County, Tennessee, dated April 29, 2022 and recorded on May 4, 2022.

This conveyance is subject to:

- Taxes for the year 2023, a lien due and payable, but not delinquent.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20200910-0103446, Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **728 Due West Avenue #1-16, 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 10th DAY OF FEBRUARY, 2023.

Tracy Stephens by Julie Stephens as Attorney-in-Fact

Tracy Stephens by Julie Stephens as Attorney-in-Fact

Julie Stephens

Julie Stephens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JULIE STEPHENS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of TRACY STEPHENS, and who acknowledged he/she/they executed the same as the free act and deed of the said TRACY STEPHENS.

Witness my hand and official seal, this the 10th of February, 2023.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JULIE STEPHENS, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of February, 2023.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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