WARRANTY DEED

Karen Johnson Davidson County
Batch# 973405 DEEDWARR
02/23/2023 09:53:27 AM 2 pgs
Fees: $13.00 Taxes: $2,053.50

20230223-0012735

G-BR-23-610-305

BRIANA GAGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-08-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $555,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 1/8/24

(AFFIX SEAL)

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)
Carla S. Waldron **Nicholas Schroer**	**Deephaven Mortgage, LLC**	
(NAME) **6689 Riverrun Lane**	(NAME) **3530 Toringdon Way Suite #300**	**092-07-0I-305-00-CO**
(ADDRESS) **Delaware, OH 43015**	(ADDRESS) **Charlotte, NC 28277**	
(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, **L & R HARRIS INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CARLA S. WALDRON, A SINGLE PERSON AND NICHOLAS SCHROER, A MARRIED MAN AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** 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 No. 305, The 1865, A Condominium, and described in a Declaration Establishing The 1865, A Condominium, of record in Instrument No. 20190314-0023483 and amended in Instrument Number 20190712-0068003, Instrument Number 20191007-0102697 and Instrument Number 20191010-0104084, Register's Office for said County, to which reference is hereby made for a more complete and description of said Unit.

Being the same property conveyed to L & R Harris Investments, LLC, a Texas limited liability company by Warranty deed from The 1865 Condominiums, LLC, a Tennessee limited liability company of record in Instrument No. 20200206-0014081, Register's Office for Davidson County, Tennessee, dated February 05, 2020 and recorded on February 06, 2020.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years, a lien not yet due and payble.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 66, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Instrument No. 20040929-0117201, Instrument No. 20160914-0096846, in the Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20190314-0023483, and amended in Instrument No. 20190712-0068003, Instrument No. 20191007-0102697, and Instrument No. 20191010-0104084, Register's Office for Davidson County, Tennessee.
- Charter of Homeowner's Association of record in Instrument Number 20190314-0023482, in the Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Book 1755, Pages 4, 5, and 6 in the aforesaid Register's Office.
- Declaration of Covenants, Conditions and Restrictions and Covenants for Stormwater Facilities and Systems, of record at Instrument No. 20180228-0018696, in the aforesaid Register's Office.
- Easement for Right of Way of record in Book 2442, Page 394-400, in the Register's Office for Davidson County, Tennessee.
- Easement for Reciprocal Easement Agreement of record in Instrument Number 20210506-0060947, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **610 21st Avenue North #305, Nashville, Tennessee 37203-5228**.

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 21st DAY OF FEBRUARY, 2023.

L & R Harris Investments, LLC

BY: _____
Mason Harris
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MASON HARRIS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of L & R HARRIS INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 21st 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