WARRANTY DEED

Karen Johnson Davidson County
Batch# 973896 DEEDWARR
02/24/2023 10:03:48 AM 2 pgs
Fees: $13.00 Taxes: $1,613.20

20230224-0013117

T-BM-23-3000-75

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $436,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 4/13/24 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC — WILLIAMSON COUNTY — KAYLA TABOR

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)
Alexjandra Concepcion and Lawrence Concepcion		
(NAME)	(NAME)	
3000 Hillsboro Pike	New Owner	**117-03-0A-075.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **DAVID PITTENGER AND KATIE KERKHOVER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALEXJANDRA CONCEPCION AND LAWRENCE CONCEPCION, WIFE AND HUSBAND,** 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 Number 75 as shown on Plat of Versailles Apartments of record in Plat Book 5050, page 80, Register's Office for Davidson County, Tennessee, which is a condominium project, to which plat reference is made for a more particular description of said property.

Being the same property conveyed to David Pittenger, an unmarried man and Katie Kerkhover, an unmarried woman by Warranty deed from Caroline Boyce, an unmarried person of record in Instrument No. 20190110-0002696 Register's Office for Davidson County, Tennessee, dated January 08, 2019 and recorded on January 10, 2019.

This conveyance is subject to:

- Taxes for the year 2023 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5050, Page 80, corrected in Book 5171, page 153, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Versailles Apartments of record in Book 5168, Page 944, as amended in Book 7770, page 955 and Book 8434, page 719, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5168, Page 961, as amended in Book 5589, Page 367, Book 5659, page 641 and Book 5667, page 375, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 5179, Page 858, in the Register's Office for Davidson County, Tennessee.
- Easement for Access of record in Book 4240, Page 209 and Book 5221, page 681, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer/Storm Drainage of record in Book 4158, Page 34, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer of record in Book 3531, Page 592, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20171127-0120858, in the 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 **improved** property known as: **3000 Hillsboro Pike, Unit 75, Nashville, Tennessee 37215**.

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 22nd DAY OF FEBRUARY, 2023.

David Pittenger

Katie Kerkhover

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID PITTENGER, 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 22nd of February, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATIE KERKHOVER, 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 22nd of February, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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