# WARRANTY DEED

Karen Johnson Davidson County
Batch# 974935 DEEDWARR
02/28/2023 11:04:16 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20230228-0014054

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 11-18-25

(AFFIX SEAL)

DAVIDSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF MARY TRANCEY My Commission Expires

G-P-23-800-304

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) |
|---|---|---|
| **Jerry I. Onwu** | **Rocket Mortgage, LLC** | |
| (NAME) | (NAME) | |
| **800 Woodland St Unit 304** | **1050 Woodward Avenue** | **082-16-0E-025.00-CO** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37206** | **Detroit, MI 48226-1906** | |
| (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, **DONALD R. PENNINGTON, JR, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JERRY I. ONWU, A SINGLE MAN,** 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. 304, and appurtenant interest in the common elements of City View Lofts Condominiums, a horizontal property regime established by Master Deed, recorded as Instrument No. 20020905-0107488, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed for City View Lofts Condominiums recorded as Instrument No. 20030826-0123605 and Instrument No. 20110321-0021996, said Unit being depicted on the Condominium site plan attached as Exhibit "D" to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of City View Lofts recorded as Instrument No. 20020828-0104026, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Donald R. Pennington, Jr., unmarried by Warranty Deed from Alison M. Cooke, unmarried (incorrectly referred to as "married" on prior deed of record) of record in Instrument No. 20140331-0026099 Register's Office for Davidson County, Tennessee, dated March 27, 2014 and recorded on March 31, 2014.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20020828-0104026, 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 20020905-0107488, Instrument No. 20030826-0123605 and Instrument No. 20110321-0021996, Register's Office for 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 20010529-0055279, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record as Instrument Number 20010529-0055280 and Instrument No. 20020905-0107487 in the Register's Office for Davidson County, Tennessee.
- Charter of HOA of record in Instrument Number 20041014-0124079, in the Register's Office for Davidson County, Tennessee.
- Approval of Development Plan of record in Instrument Number 20030826-0123606, in the Register's Office for Davidson County, Tennessee.
- Articles of Organization of City View Lofts,LLC of record in Instrument No. 20021209-0151118, 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: **800 Woodland St Unit 304, Nashville, Tennessee 37206**.

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 24th DAY OF FEBRUARY, 2023.

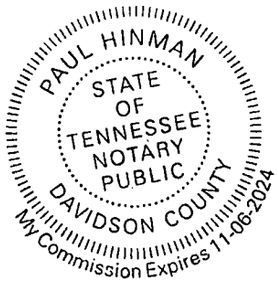
Donald R. Pennington, Jr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONALD R. PENNINGTON, JR, 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 24th of February, 2023.

Notary Public
My Commission Expires: _____
(SEAL)




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