WARRANTY DEED

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

B-VRE-22-646A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 976098 **DEEDWARR**
03/02/2023 11:34:36 AM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20230302-0015006

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Cameron Lawrence Rust and Andrea Katherine Marus	NEW OWNER	
(NAME)	(NAME)	**091-05-4L-001.00-CO**
646 A Vernon Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **JEAN LAFITTE DESIGNS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CAMERON LAWRENCE RUST AND ANDREA KATHERINE MARUS,** 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. A on the Plan of Sixfortysix Vernon Avenue, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction of record in Instrument No. 20210625-0086330, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete identification and description of the property.

Being a portion of the same property conveyed to Kelly Elizabeth Clark and husband, Leonardo Alvarez and Julie Kay Clark, unmarried by Warranty Deed from Jennifer Renee Zappulla, married of record in Instrument No. 20180711-0066931, Register's Office for Davidson County, Tennessee, dated July 9, 2018 and recorded on July 11, 2018.

Being a portion of the same property conveyed to Jean Lafitte Designs, LLC by Warranty Deed from Kelly Elizabeth Clark and husband, Leonardo Alvarez and Julie Kay Clark, unmarried of record in Instrument No. 20210406-0045132, Register's Office for Davidson County, Tennessee, dated April 2, 2021 and recorded on April 6, 2021.

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5800, Page 24, 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 No. 20210625-0086330, Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Instrument No. 20210713-0094319, 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: **646 A Vernon Ave, Nashville, Tennessee 37209**.

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 28th DAY OF FEBRUARY, 2023.

Jean Lafitte Designs, LLC

BY: _____
Michael P. Lee
Secretary/Member

BY: _____
Elizabeth S. Lee
President/Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL P. LEE, 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 SECRETARY/MEMBER of JEAN LAFITTE DESIGNS, LLC the within named bargainor, a limited liability company, and that he/she as such SECRETARY/MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th of February, 2023.

_____
Notary Public
My Commission Expires: 1/11/26
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/11/2026
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH S. LEE, 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 PRESIDENT/MEMBER of JEAN LAFITTE DESIGNS, LLC the within named bargainor, a limited liability company, and that he/she as such PRESIDENT/MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th of February, 2023.

_____
Notary Public
My Commission Expires: 1/11/26
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/11/2026
DAVIDSON COUNTY

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