WARRANTY DEED

W-C-23-2103

ASHLEY RAE FORT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,050,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 11/2/26
(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)
Beth Rehm and Sean Damian Curran	Beth Rehm and Sean Damian Curran	
(NAME)	(NAME)	
2103 11th Ave S	2103 11th Ave S	**105-13-0S-002.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37204	
(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, **TYRUS O'NEILL AND MONIQUE SCHREINER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BETH REHM, A SINGLE WOMAN, AND SEAN DAMIAN CURRAN, 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 2 of The 11th and South Douglas Avenue Townhomes, as shown in the Declaration of Covenants Conditions and Restrictions for the 11th and South Douglas Avenue Townhomes of record in Instrument No. 20140103-0000911 and First Amendment in Instrument No. 20140305-0018546, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Tyrus O'Neill, unmarried man and Monique Schreiner, an unmarried woman, as joint tenants with right of survivorship by Warranty Deed from Matthew Morgan and Carrie L. Morgan, husband and wife, of record in Instrument No. 20180424-0038554, Register's Office for Davidson County, Tennessee, dated April 18, 2018 and recorded on April 24, 2018.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- All matters shown on the Plan of record in Plat Book 421, Page 10, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of The 11th and South Douglas Avenue Townhomes with By-Laws appended thereto, of record in Instrument Number 20140103-0000911, as amended in Instrument Number 20140305-0018546, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan attached as Exhibit "A" to the First Amendment to the Declaration of Covenants, Conditions and Restrictions of The 11th and South Douglas Townhomes of record in Instrument No. 20140305-0018546, 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: **2103 11th Ave S, Nashville, Tennessee 37204**.

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.

Karen Johnson Davidson County
Batch# 981919 DEEDWARR
03/17/2023 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $3,885.00
20230317-0019531

Witness my/our hand(s) this the 16th DAY OF MARCH, 2023.

Tyrus O'Neill

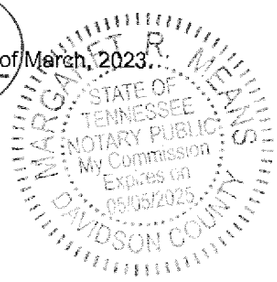
Monique Schreiner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TYRUS O'NEILL, 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 16th of March, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

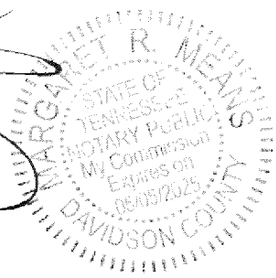


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MONIQUE SCHREINER, 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 16th of March, 2023.

Notary Public
My Commission Expires: _____
(SEAL)



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

Tennessee Certification of Electronic Document

I, Margaret Philpott do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **3/16/2023** (date of document).

Affiant Signature

3/16/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **16** day of **March**, 2**023**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

