Karen Johnson Davidson County
Batch# 984252 DEEDWARR
03/23/2023 03:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.13
20230323-0021260

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $314,900.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 03/20/2023. NOTARY PUBLIC MY COMMISSION EXPIRES 3/19/25

NICOLE YURJEVICH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-3149

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Nadezda Foxworth	**All Western Mortgage, Inc.**	072-10-0-348.00
2310 Northview Avenue, A	8345 W Sunset Road, Suite 380	
Nashville, TN 37216	Las Vegas, NV 89113	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Myrtle Partners, LLC, a Tennessee Limited Liability

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nadezda Foxworth, unmarried woman

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit A of Townhomes at 2310 Northview Avenue, a Horizontal Property Regime with Private Elements located at Nashville, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Townhomes at 2310 Northview Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20230306-0016019, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Townhomes at 2310 Northview Avenue, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat files as Exhibit "B" to said Declaration appearing in Instrument No. 20230306-0016019, and bylaws appended thereto as Exhibit "C", said Register's Office, as amended at Instrument No. 20230306-0016019, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to Myrtle Partners, LLC, a Tennessee Limited Liability Company by Warranty Deed from Mack R. Rhea and wife, Paula Rhea of record in Instrument No. 20140506-0038464 Register's Office for Davidson County, Tennessee, dated May 05, 2014 and recorded on May 06, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 2310 Northview Avenue, A Nashville, TN 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on March 20, 2023.

Myrtle Partners, LLC, a Tennessee Limited Liability Company

By: _____
J. Carlton Drumwright, Authorized Agent

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for the County and State aforesaid, personally appeared J. Carlton Drumwright, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Agent of Myrtle Partners, LLC, a Tennessee Limited Liability Company, and that he as such, being authorized to do so, executed the foregoing instrument by signing the name of the limited liability company by himself as the Authorized Agent for Myrtle Partners, LLC, the bargainor, a Tennessee Limited Liability Company, and as such, being authorized so to do by the company, executed the same for the purposes therein contained.

Witness my hand and official seal, this March 20, 2023.

Cheryl D. Bolander
Notary Public

My Commission Expires: 9/20/2025



File #: 2023-3149

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 March 20, 2023.

J. Carlton Drumwright

March 20, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on March 20, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY