WARRANTY DEED

Karen Johnson Davidson County
Batch# 985562 DEEDWARR
03/28/2023 10:39:00 AM 2 pgs
Fees: $13.00 Taxes: $665.63

20230328-0022424

LR-BR-23-525

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-24

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)
Patricia J. Carr and Steven S. Kotrba	**New Owner**	
(NAME)	(NAME)	**121-04-0A-025.00-CO**
14513 West Price Street		
(ADDRESS)	(ADDRESS)	
Wichita, KS 67235		
(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, **SOUTHEAST SOLUTIONS 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 **PATRICIA J. CARR, A SINGLE WOMAN, AND STEVEN S. KOTRBA, A SINGLE MAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** 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. 525, Building 4, on the Plan of Phase Two of Williamsburg Condominium Units, of record in Plat Book 6900, Page 266, Registers Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Southeast Solutions, LLC, a Tennessee Limited Liability Company by Warranty deed from Jennifer D. Aldrich, a single woman of record in Instrument No. 20230301-0014539 Register's Office for Davidson County, Tennessee, dated February 24, 2023 and recorded on March 01, 2023.

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 6900, Page 266, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Boundary Plan of record in Plat Book 6250, Page 809, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan attached as Exhibits "A" and "C" to the Master Deed of Williamsburg Condominiums, of record in Book 7114, Page 443, 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 Book 7114, Page 443, Book 7152, Page 916, and amended by Book 7210, Page 948 and Book 7381, Page 458, Book 7328, Page 809, Register's Office for Davidson County, Tennessee.
- By-Laws attached as Exhibit "B" to the Master Deed of Williamsburg Condominiums of record at Book 7114, Page 452, as amended in Book 7210, page 948 and Book 7381, page 458, Book 8604, Page 750 and Instrument No. 2030121-0008266, in the Register's Office for Davidson County, Tennessee.
- Rules and Regulations of record in Book 7328, Page 809, Book 11066, Page 407 and Instrument No. 20060616-0071758, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 7114, Page 463; Book 8604, Page 750; Book 11066, Page 407; and Instrument Number 20060616-0071758, in the Register's Office for Davidson County, Tennessee.
- Charter for Williamsburg Condominium Homeowner's Association, Inc. of record in Book 7185, Page 930, 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: **525 Williamsburg Drive, Nashville, Tennessee 37214**.

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 MARCH, 2023.

Southeast Solutions LLC

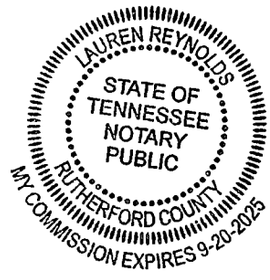
BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, 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 AUTHORIZED AGENT of SOUTHEAST SOLUTIONS LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th of March, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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