Karen Johnson Davidson County
Batch# 987344 DEEDWARR
03/31/2023 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $3,533.50
20230331-0023585

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $955,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DM-PP-23-3629

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)
Laurie Gavilo Lane and Marie G. Wolf	Laurie Gavilo-Lane	
3807 Richland Ave (NAME) ~~**3629 West End Ave Unit #202**~~	(NAME) 3807 Richland Ave	**104 09 0P 202.00**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS) Nashville, TN 37205	
(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, **MICHAEL K. ROSS AND WIFE, AND JOY W. ROSS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAURIE GAVILO LANE AND MARIE G. WOLF, AS TENANTS IN COMMON,** 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 2B (and Parking Spaces No. 1, 2 and 3 and Storage Units No. 5 and 6, as limited common elements assigned by the Declarant appurtant to said unit), of the West End Condominiums, a Horizontal Property Regime created under Title 66, Chapter 27, Section 101 et seq., as amended in the Tennessee Code Annotated, and as established by Master Deed and By-Laws of record in Instrument No. 20040625-0075579, as amended in Instrument No. 20060224-0021515, in Instrument No. 20060801-0093612, in Instrument No. 20061003-01224488, in Instrument No. 20080514-0049606, in Instrument No. 20160113-0003705, in Instrument No. 20180426-0039517 and in Instrument No. 20211123-0155484, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to Michael K. Ross and Wife, Joy W. Ross, by Warranty Deed from J. Alan Dugger and Wife, Kim B. Dugger, of record in Instrument No. 20110518-0037969, in the Register's Office of Davidson County, Tennessee, dated May 17, 2011 and recorded on May 18, 2011.

This conveyance is subject to:
- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing West End Condominium of record in Instrument No. 20040625-0075579, as amended by instrument(s) of record in Instrument No. 20060224-0021515, Instrument No. 20060801-0093612, Instrument No. 20061003-01224488, Instrument No. 20080514-0049606, Instrument No. 20160113-0003705, Instrument No. 20180426-0039517 and in Instrument No. 20211123-0155484; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
- Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20030421-0051667.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3629 West End Ave Unit #202, Nashville, Tennessee 37205**.

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 31 DAY OF MARCH, 2023.

Michael K. Ross

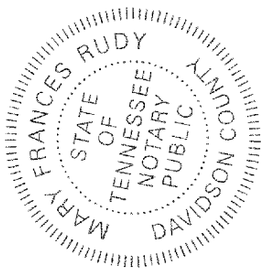
Joy W. Ross

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL K. ROSS, 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 31st of March, 2023.

Notary Public
My Commission Expires: 11-3-25
(SEAL)

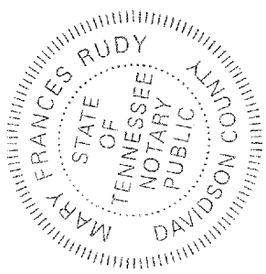


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOY W. ROSS, 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 31st of March, 2023.

Notary Public
My Commission Expires: 11-3-25
(SEAL)



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

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 3/31/23.

Date

Affiant Signature

3/31/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 31 day of March, 2023.

Notary's Signature

My Commission Expires: 5/24/25

Date

Notary's Seal

