Karen Johnson Davidson County
Batch# 988545 DEEDWARR
04/05/2023 08:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,594.70
20230405-0024640

37560

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-23-817

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $431,000.00

Kayla A. Brugnoli
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of March, 2023

Notary Public

Commission Expires: _____

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 6, 2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kayla A. Brugnoli 1125 10th Avenue North Unit 303 Nashville, TN 37208	Acopia, LLC 306 Northcreek Blvd Ste 100 Goodlettsville, TN 37072	081-16-2B-303.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Lydia Landers, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kayla A. Brugnoli, a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being land in Davidson County, Tennessee, being Unit No. 303, of Ludlow Flats, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Ludlow Flats, of record in Instrument Number 20190918-0094881, and amended in Instrument Number 20191009-0103618, Instrument Number 20191011-0104471 and by First Amendment to Declaration recorded as Instrument No. 20201208-0142244; Second Amendment to Declaration recorded as Instrument No. 20210412-0048609; Third Amendment to Declaration recorded as Instrument No. 20210427-0056048, and Fourth Amendment to Declaration recorded as Instrument No. 20210607-0075890, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and all easements, rights, and interest 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 buildings thereof.

Together with the special rights to use the limited common elements as set out in Article II, as Amended in Instrument Number 20201208-0142244, in the Register's Office for Davidson County, Tennessee, of the Declaration of Ludlow Flats and certain parking space number 28.

Being a portion of the same property conveyed to Lflats LLC, a Tennessee limited liability company by Warranty Deed from Cottage Partners LLC, a Tennessee limited liability company of record in Instrument No. 20180119-0005677 Register's Office for Davidson County, Tennessee, dated January 09, 2018 and recorded on January 19, 2018.

Being a portion of the same property conveyed to Lflats LLC, a Tennessee limited liability company by Quitclaim Deed from Lflats LLC, a Tennessee limited liability company of record in Instrument No. 20181029-0106847 Register's Office for Davidson County, Tennessee, dated October 26, 2018 and recorded on October 29, 2018.

Being the same property conveyed to Lydia Landers, unmarried woman by Warranty Deed from Lflats LLC, a Tennessee limited liability company of record in Instrument No. 20211119-0154371 Register's Office for Davidson County, Tennessee, dated November 19, 2021 and recorded on November 19, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1125 10th Avenue North, Unit 303, Nashville, TN 37208

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, their heirs and assigns forever; and we so covenant with 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 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 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.

Dated this the 30th day of March, 2023.

Lydia Landers

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Montgomery

On this 30th day of March, 2023, before me personally appeared Lydia Landers, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of March, 2023.

Notary Signature
My commission expires: 4-19-26

DONYETTA LARK
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
04/19/2026
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, George Mudter, 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 3/30/23 (date of document).

Affiant Signature

3/30/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of March, 2023.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

