Karen Johnson Davidson County
Batch# 999318 DEEDWARR
05/03/2023 12:34:30 PM 3 pgs
Fees: $18.00 Taxes: $5,087.50
20230503-0032859

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: 6/19/23

(AFFIX SEAL)

JENNIFER A HOFFMAN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 6-19-2023

MJ-VRES-23-902

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)
Preston Waller and Caitlin Waller	**NEW OWNER**	
(NAME)	(NAME)	**118-09-0G-001.00-CO**
902 Noelton Ave		
(ADDRESS)	(ADDRESS)	
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, **JACOB DAVIS AND WHITNEY DAVIS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PRESTON WALLER AND CAITLIN WALLER, HUSBAND AND WIFE,** 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 A, Infill Nashville 904 Noelton Avenue Cottages, as shown on the Plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Infill Nashville 904 Noelton Avenue Cottages, a Horizontal Property Regime with Private Elements of record in Instrument Number 20150818-0082931, as amended in Instrument No. 20160622-0063779, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jacob Davis and Whitney Davis, husband and wife by Warranty Deed from Christopher Farren, married, of record in Instrument No. 20160622-0063781, Register's Office for Davidson County, Tennessee, dated June 21, 2016 and recorded on June 22, 2016.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Infill Nashville 904 Noelton Avenue Cottages, a Horizontal Property Regime with Private Elements with By-Laws appended thereto, of record in Instrument Number 20150818-0082931, as amended in Instrument Number 20160622-0063779, in the Register's Office for Davidson County, Tennessee.
- Charter for Infill Nashville 904 Noelton Avenue Cottages HOA, Inc. of record in Instrument Number 20150818-0082929, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan attached as Exhibit "B" to the First Amendment to the Declaration of Covenants, Conditions and Restrictions for Infill Nashville 904 Noelton Avenue Cottages, a Horizontal Property Regime with Private Elements of record in Instrument No. 20160622-0063779, in the Register's Office for Davidson County, Tennessee.
- Grant of Transmission Line Easement of record in Book 2344, Page 10, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4005, Page 375 and Book 11760, page 36, in the Register's Office for Davidson County, Tennessee.
- Easement and Right of Way Agreement of record in Instrument Number 20160622-0063780, 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: **902 Noelton Ave, 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.

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 1 DAY OF MAY, 2023.

Jacob Davis

Whitney Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACOB DAVIS, 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 1st of May, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WHITNEY DAVIS, 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 1st of May, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

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

CERTIFICATE OF AUTHENTICITY

I, Jennifer A. Hoffman **do hereby make oath that I am a licensed attorney and/or 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** 5/1/2023.

Jennifer A Hoffman
AFFIANT

DATE: 5/1/2023

STATE OF TENNESSEE
COUNTY OF Sumner

SWORN to and subscribed before me this 1st **day of** May, **2023.**

NOTARY PUBLIC

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

My Commission Expires: _____