WARRANTY DEED

Karen Johnson Davidson County
Batch# 1005664 DEEDWARR
05/19/2023 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20230519-0037916

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #23-PA-1608-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF May, 2023.

Notary Public

MY COMMISSION EXPIRES: 8-20-2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Timothy J. Blevins and Melanie Cole Blevins	**Synovus Bank**	
(NAME)	(NAME)	
531 Barnsley Road	**1033 Demonbreun Street, Ste. 200**	**105 11 2D 032.00**
(ADDRESS)	(ADDRESS)	
Knoxville, TN 37934	**Nashville, TN 37203**	
(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, **JEREMY LOUIS JUST, TRUSTEE OF THE JUST TRUST DATED MARCH 10, 2008,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TIMOTHY J. BLEVINS AND MELANIE COLE BLEVINS, 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. A9-102 of Southgate Condos, 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 Master Deed establishing Southgate Condos, a Condominium Development of record in Instrument Number 20180118-0005186, amended at Instrument No. 20190613-0057134, and Instrument No. 20210303-0027897, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration 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; said Unit being depicted on Exhibit D to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit C to said Master Deed.

Being the same property conveyed to Jeremy Louis Just and Laura Beth Preisler Just, Trustees of The Just Trust, Established March 10, 2008, by Warranty Deed from Southgate Partners, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200326-0032915, in the Register's Office of Davidson County, Tennessee, dated March 25, 2020 and recorded on March 26, 2020. The said Jeremy Louis Just conveys as Trustee alone pursuant to the terms of The Just Trust as evidenced by Certification of Trust recorded simultanelously herewith, of record in Instrument no. 202305190037915, Registers Office of Davidson County, Tennessee.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of John P. Williams Addition, as recorded in Book 161, Page 70.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of

Resubdivision of Lot 8, John P. Williams Add, as recorded in Book 5190, Page 148.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Southgate Station, as recorded in Instrument No. 20171117-0118273.

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170726-0075875, as being amended in Instrument No's. 20171130-0122369 and 20210129-0013221.

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180118-0005186, as being amended in Instrument No's. 20190613-0057134 and 20210303-0027897.

*Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20160304-0021030.

*Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Instrument No's. 20160304-0021056, 20160725-0076105, 20160725-0076119, 20160725-0076147, 20160725-0076198, 20160725-0076253 and 20180726-0072877.

*Easement for Right of Way, recorded in Instrument No. 20180730-0073898.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **1608 Marshall Hollow Drive, Unit 102, Nashville, TN 37203**.

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 18th day of May, 2023.

The Just Trust dated March 10, 2008

By: _____
Jeremy Louis Just, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of May, 2023, before me personally appeared Jeremy Louis Just, Trustee of The Just Trust dated March 10, 2008, 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 18th day of May, 2023.

_____
Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Pam Autry,** 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 this the 18th day of May, 2023.

Affiant Signature
Date 05/18/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 18th day of May, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON