Karen Johnson Davidson County
Batch# 1014499 DEEDWARR
06/13/2023 12:07:30 PM 3 pgs
Fees: $18.00 Taxes: $3,977.50
20230613-0045008

WARRANTY DEED

ALICIA R. HAMILTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/21/25
COUNTY OF WILLIAMSON

G-BRE-23-2111B

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,075,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

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)
Adam Neder and Janet Neder	**New Owner**	
(NAME)	(NAME)	**105-13-0G-002.00-CO**
2111B 10th Avenue S.		
(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, **KNELL FAMILY PROPERTIES, 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 **ADAM ALEXANDER NEDER AND JANET ENSIGN NEDER 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 No. 2111-B, together with the appurtenant interest in the common elements of The Square at Tenth Townhomes, a horizontal property regime with private elements established by Declaration of record in Instrument No. 20071211-0142951, Register's Office for Davidson County, Tennessee said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration and being located upon Lot No. 3 on the Plan of W.L.B. Lawrence Land of record in Plat Book 21, Page 148, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Knell Family Properties, LLC, a Tennessee limited liability company by Warranty Deed from Tyler Middleton, a single person of record in Instrument No. 20220907-0100469 Register's Office for Davidson County, Tennessee, dated August 31, 2022 and recorded on September 07, 2022.

This conveyance is subject to:
- Taxes for the year 2023 and all subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 10, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 148, 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 Instrument Number 20071211-0142951, Register's Office for Davidson County, Tennessee.
- Driveway Easement Agreement of record in Instrument Number 20070201-0013561, 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: **2111B 10th Avenue S., 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.

Witness my/our hand(s) this the 12 DAY OF JUNE, 2023.

Knell Family Properties, LLC

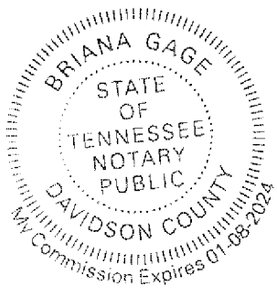
BY: _____
Logan Bell
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOGAN BELL, 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 KNELL FAMILY PROPERTIES, 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 12th of June, 2023.

_____
Notary Public
My Commission Expires: 1/8/24
(SEAL)



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

Certificate of Authenticity

I, Russell J. McCann, 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

6/12/23.

Date

Affiant Signature

June 13, 2023

State of TN
County of Williamson

Sworn to and subscribed before me this 13th day of June, 2023

Notary's Signature

My Commission Expires: _____ Date

Notary's Seal (if on paper)

