Karen Johnson Davidson County
Batch# 1022503 **DEEDWARR**
07/05/2023 10 04 23 AM 2 pgs
Fees $13 00 Taxes $1,073 00

20230705-0051201

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 2023

Notary Public

MY COMMISSION EXPIRES 11-8-25 (AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

File #23-TC-0400-106

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)
Scott King and Chelsea King	new owners	
(NAME)	(NAME)	
400 Herron Dr., #106	6412 Edsel Dr	**105-12-0B-006 00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville TN 37209	
(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, **JARED GLOVER, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SCOTT KING AND CHELSEA KING, 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 106 of Alloy Condominium, described in the Declaration for Alloy Condominium, of record in Instrument No. 20161123-0123972, amended in Instrument No. 20170616-0060696 and 20180530-0051643, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations Imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "B" to said Declaration and By-Laws appended thereto as Exhibit C, said Registers Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Jared Glover, an unmarried man by Warranty deed from Samuel M. Blackman, an unmarried man of record in Instrument No 20211015-0138899 Register's Office for Davidson County, Tennessee, dated October 12, 2021 and recorded on October 15, 2021.

This conveyance is subject to:

* Taxes for the year 2023, a lien not yet due and payable.
* Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20161012-0108018, and Instrument Number 20161123-0123972, Instrument No. 20170616-0060696, Instrument No. 20180530-0051643, and 20181012-0101119, Partial Assignment of Declarant's Rights of record in Instrument No 20161123-0123977, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
* HOA Charter of record in Instrument Number 20161123-0123973, in the Register's Office for Davidson County, Tennessee.
* Partial Assignment of Declarant's Rights of record in Instrument Number 20161123-0123977, in the

Register's Office for Davidson County, Tennessee
* Subject to all matters shown on the Plan of record in Book 4660, Page 169, Register's Office for Davidson County, Tennessee
* Public Utility and Drainage Easement of record in Book 5229, Page 212, in the Register's Office for Davidson County, Tennessee
* Cable Easement to USA of record in Book 10219, Page 374, in the Register's Office for Davidson County, Tennessee
* Easement Deed by Court order in Settlement of Landowner Action of U S Sprint Communications Company of record in Instrument Number 20140114-0003778, and Affidavit in Instrument No 20140416-0031703, in the Register's Office for Davidson County, Tennessee
* Grant of Easement of record in Instrument Number 20171127-0120866, in the Register's Office for Davidson County, Tennessee
* Possible right of L & N Railroad to increase its right-of-way to the full extent of its charter.
* Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel
* Subject to rights of others in and to the common areas and/or elements
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as **400 Herron Drive, #106, Nashville, TN 37210**

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 30th day of June, 2023

Jared Glover

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of June, 2023, before me personally appeared Jared Glover, 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 June, 2023

Notary Signature
My commission expires 8-20-2023

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

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-EV-23-400-106