WARRANTY DEED

Karen Johnson Davidson County
Batch# 1027818 **DEEDWARR**
07/18/2023 02 05 10 PM 2 pgs
Fees $13 00 Taxes $2,663 63

20230718-0055237

LR-C-23-1003B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $719,900 00

Affiant

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

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

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)
Elizabeth Pangia	**New Owner**	
(NAME) **1003 Alice Street #B**	(NAME)	**070 07 0V 002 00**
(ADDRESS) **Nashville, TN 37218**	(ADDRESS)	
(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, **NATHAN DALE STOOPS REAL ESTATE, LLC, A LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELIZABETH PANGIA,** ~~SINGLE~~ MARRIED 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 unit located in Davidson County, Tennessee, being known and designated as Unit No B, of OneThousandThree Alice Street, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing OneThousandThree Alice Street, a Horizontal Property Regime, of record in Instrument Number 20210318-0036258, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration

Being the same property conveyed to Nathan Dale Stoops Real Estate, LLC, a Tennessee limited liability company, by Quitclaim Deed from Derek Hall and Stephanie M Hall, husband and wife, of record in Instrument No 20220830-0097913, in the Register's Office of Davidson County, Tennessee, dated August 30, 2022 and recorded on August 30, 2022

Property Known As 1003 Alice Street #B Nashville, TN 37218

This conveyance is subject to
- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Plan No 2 of West Nashville Tennessee, as recorded in Plat Book 57, Page 172 (as to Parcel 2)
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No 20210318-0036258, and Instrument No 20210922-0127361 as Scrivener's Affidavit and Limited Cancellation recorded in Instrument No 20211015-0138906 (as to Parcel 1).
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No 20190508-0043217 as amended in Instrument No(s) 20190524-0049673, 20210618-0082869 and 20221020-0114277; and an Assignment and Assumption of Declarant's Rights recorded in Instrument No 20200214-0016899 (as to Parcel 2)
- Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for

Stormwater Facilities and Systems recorded in Instrument No. 20190711-0067539.
- Easement recorded in Book 2487, Page 446 (as to Parcel 1), Book 1939, Page 214 and Instrument No 20200310-0026747 (as to Parcel 2).
- Easement for Storm Sewers and/or Sanitary Sewers, recorded in Book 5010, Page 359, Book 5010, Page 363 and Book 5010, Page 421 (as to Parcel 2)
- Property Boundary Agreement as set forth in instrument recorded in Instrument No. 20200916-0105777.
- Memorandum of Lease recorded in Book 11526, Page 169 and Instrument No 20111118-0090682 (as to Parcel 2)
- Lease recorded in Instrument No(s) 20110808-0060802 and 20110808-0060803. (as to Parcel 2)
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as. **1003 Alice Street #B, Nashville, Tennessee 37218**

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 12th DAY OF JULY, 2023.

Nathan Dale Stoops Real Estate, LLC

BY _____
Nathan Stoops
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHAN STOOPS, 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 MEMBER of NATHAN DALE STOOPS REAL ESTATE, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 12th of July, 2023

_____
Notary Public
My Commission Expires. _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

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