Karen Johnson Davidson County
Batch# 1029616 DEEDWARR
07/24/2023 09:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20230724-0056664

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/3/2026
(AFFIX SEAL)

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

DM-BH-23-415-1504

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)
Deborah Jane Gillingham	CANOPY MORTGAGE, LLC	
(NAME)	(NAME)	093 06 1J 081.00
415 Church St #1504	360 TECHNOLOGY CT, STE 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219	LINDON, UTAH 84042	
(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, **JENNIFER L. DONEY, A SINGLE WOMAN**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DEBORAH JANE GILLINGHAM,** 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 a certain condominium known as Unit No. 1504 of Viridian, a Condominium Development established pursuant to the provisions 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 Viridian, a Condominiums of record in Instrument No. 20061004-0122833 and Addendum of record in Instrument No. 20061004-0122834, as amendments recorded in Instrument No. 20070711-0082578; Instrument No. 20100616-0046702; Instrument No. 20111006-0077592; Instrument No. 20120802-0068536; Instrument No. 20140128-0007721; as Scrivener's Affidavit recorded in Instrument No. 20140530-0046816; Further amended in Instrument No. 20171002- 0100849, Instrument No. 20180510-0045059; Instrument No. 20191211-0127973; Instrument No. 20210224-0022602; Instrument No. 20210316-0034923; Instrument No. 20210504-0059486; Instrument No. 20210527-0071781 and Instrument No. 20220322-0032699; Instrument No. 20220413-0042759; Instrument No. 20220601-0063430; Instrument No. 20220609-0065739; Instrument No. 20230518-0037490; as Attorney's Certificate recorded in Instrument No. 20061004-0122836 and Transfer of Declarant Rights recorded in Instrument No. 20190819-0083016, 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 interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter establishing over, through or upon the land embracing the regime and buildings thereof, said unit being depicted on Exhibit to Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

The subject property is assigned Parking Space No. 551 and does not have any storage units assigned to it.

Being the same property conveyed to Jennifer L. Doney, a single woman, by Warranty Deed from Caitlin M. Priest Yokley, a married woman, of record in Instrument No. 20190115-0004017, in the Register's Office of Davidson County, Tennessee, dated January 11, 2019, and recorded on January 15, 2019.

This conveyance is subject to:

- Taxes for the year 2023 and subsequent years.
- Master Deed establishing Viridian, a Condominium of record in Instrument No. 20061004-0122833, Addendum recorded in Instrument No. 20061004-0122834, as amendments recorded in Instrument No. 20070711-0082578; Instrument No. 20100616-0046702; Instrument No. 20111006-0077592; Instrument No. 20120802-0068536; Instrument No. 20140128- 0007721, as Scrivener's Affidavit recorded in Instrument No. 20140530-0046816; Further amended in Instrument No. 20171002-0100849, Instrument No. 20180510-0045059; Instrument No. 20191211- 0127973; Instrument No. 20210224-0022602; Instrument No. 20210316-0034923; Instrument No. 20210504-0059486; Instrument No. 20210527-0071781 and Instrument No. 20220322-0032699; Instrument No. 20220413-0042759; Instrument No. 20220601-0063430; Instrument No. 20220609- 0065739; and Instrument No.

20230518-0037490; as Attorney's Certificate recorded in Instrument No. 20061004-0122836 and Transfer of Declarant Rights recorded in Instrument No. 20190819-0083016.

- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants Running with the Land of the Metropolitan Development and Housing Agency in the Capitol Mall Redevelopment Project recorded in Book 7423, Page 374; Book 9208, Page 613 and Instrument No. 20050124- 008719.
- Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Instrument No. 20061129-0147515.
- Easement for Ingress/Egress, recorded in Instrument No. 20041103-0132451 and Instrument No. 20060928-0120211.
- Easement recorded in Instrument No. 20000815-0080915 and Instrument No. 20041103-0132452.
- Agreement as set forth in instrument recorded in Book 2902, Page 328.
- Stormwater Quality Agreement as set forth in instrument recorded in Instrument No. 20040916-0111454.
- Agreement and Release as set forth in instrument recorded in Instrument No. 20060928-0120212.
- Ordinance No. 097-755 recorded in Book 10512, Page 464.
- Ordinance No. BL2002-1033 recorded in Instrument No. 20020626-0076795.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **415 Church St #1504, Nashville, Tennessee 37219**.

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 17th DAY OF JULY, 2023.

Jennifer L. Doney

Jennifer L. Doney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER L. DONEY, 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 17th of July, 2023.

Brian D. Mitchell

Notary Public
My Commission Expires: 03/09/2027
(SEAL)



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

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 July 24, 2023 (date of document).

Affiant Signature

July 24, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 24th day of July, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023