Karen Johnson Davidson County
Batch# 1030227 DEEDWARR
07/25/2023 09:51:30 AM 3 pgs
Fees: $18.00 Taxes: $2,016.50
20230725-0057162

WARRANTY DEED

KARA L. WALL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/09/2026
COUNTY OF DAVIDSON

W-BB-23-1014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $545,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JULY, 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)
Erika Ursula Cramer	**Mortgage Research Center LLC DBA Veterans United Home Loans**	
(NAME) **1014 9th Ave N**	(NAME) **1400 Forum Blvd, Suite 18**	**082-13-0A-016.00-CO**
(ADDRESS) **Nashville, TN 37208**	(ADDRESS) **Columbia, MO 65203**	
(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, **TIMOTHY P. O'BRIEN AND HUSBAND, DEWAAL VANHEERDEN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ERIKA URSULA CRAMER, A SINGLE WOMAN,** 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 number E-3, Row 8.9 Condominiums, as shown on the Plat of the resubdivision of lots in the Balch & Whiteside's Addition to Nashville, as of record as instrument 20020718-0086526, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made, and as further described in the Master Deed and By-Laws of record as instruments 20011121-0128062, 20021212-0153656, and 20110419-0030186, said Register's Office.

Being the same property conveyed to Timothy P. O'Brien by Warranty Deed from Shannon K. Casey of record in Instrument No. 20061120-0143417 Register's Office for Davidson County, Tennessee, dated November 16, 2006 and recorded on November 20, 2006.

Being the same property conveyed to Timothy P. O'Brien and Dewaal VanHeerden, husband and wife by Quitclaim Deed from Timothy P. O'Brien of record in Instrument No. 20211208-0162625 Register's Office for Davidson County, Tennessee, dated November 30, 2021 and recorded on December 08, 2021.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- All matters shown on the Plan of record in Plat at Instrument No. 20020718-0086526, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Row 8.9 Condominiums of record in Instrument Number 20011121-0128062, amended in Instrument 20021212-0153656 and Instrument 20110419-0030186, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 9183, page 130, ,amended in Book 11625, page 280, and Instrument 20020425-0051069, Register' s Office for Davidson County, Tennessee.
- Charter for Row 8.9 Condominium Association in Instrument 20011130-0131873, Register' s Office for Davidson County, Tennessee.
- Stormwater Detention Agreement in Instrument 20011121-0128093, Register' s Office for Davidson County, Tennessee.
- Subject to conveyance to State of Tennessee in Book 6120, page 475, Register' s Office for Davidson County, Tennessee.
- Public Utility Easement in Instrument 20010827-0092301, 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: **1014 9th Ave N, Nashville, Tennessee 37208**.

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 19th DAY OF JULY, 2023.

Timothy P O'Brien by Logan Bell, Attorney in Fact
Timothy P. O'Brien by Logan Bell
Attorney in Fact

Dewaal VanHeerden by Logan Bell, Attorney in Fact
Dewaal VanHeerden by Logan Bell
Attorney in Fact

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 who executed the foregoing instrument in behalf of TIMOTHY P. O'BRIEN AND DEWAAL VANHEERDEN, and who acknowledged he/she/they executed the same as the free act and deed of the said TIMOTHY P. O'BRIEN AND DEWAAL VANHEERDEN.

Witness my hand and official seal, this the 19th of July, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

KARA L. WALL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/09/2026
COUNTY OF DAVIDSON

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

I, Kara Wall, 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 7/19/23 (date of document).

Affiant Signature

Date 7/21/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of July, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025