WARRANTY DEED

Karen Johnson Davidson County
Batch# 1030274 DEEDWARR
07/25/2023 10 45 02 AM 2 pgs
Fees $13 00 Taxes $2,072 00

20230725-0057236

G-C-23-718

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF JULY, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

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)
Connor Anderson and Elisabeth Blevins	**Connor Anderson and Elisabeth Blevins**	
(NAME)	(NAME)	**090-08-0G-001 00**
718 Croley Drive	**718 Croley Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209-1206	**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, **JENNIFER MASON, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CONNOR ANDERSON AND ELISABETH BLEVINS, 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

A certain condominium located in Davidson County, Tennessee, being Unit No A aka 722-A, Croley Drive, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements) Created under Title 67, Section 27-101, et seq of as amended, Tennessee code as established by Declaration Establishing Croley Drive, A Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements) of record in Instrument Number 20160225-0018079, 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, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said unit, as set forth in said Declaration Reference is hereby made to the Plan of record, as set out on the Plot Plan to the Declaration Establishing Croley Drive, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements) of record in Instrument No 20160225-0018079, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Jennifer Mason, a single woman, by Warranty Deed from Walter Beale IV and Alison B Beale, husband and wife, of record as Instrument Number 20211101-0146084, Register's Office for Davidson County, Tennessee, dated October 28, 2021 and recorded on November 1, 2021.

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 161, Page (s) 134 and 135, Register's Office for Davidson County, Tennessee
- Subject to all matters shown on the Plan of record as Instrument Number 20151112-0115037, Register's Office of 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 20160225-0018079, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4147, Page 894, 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 **718 Croley Drive, Nashville, Tennessee 37209-1206**.

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 20 DAY OF JULY, 2023

Jennifer Mason By Margaret Means, Attorney in Fact

Jennifer Mason By Margaret Means,
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, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of JENNIFER MASON, and who acknowledged he/she/they executed the same as the free act and deed of the said JENNIFER MASON

Witness my hand and official seal, this the 20th of July, 2023

Notary Public
My Commission Expires. _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2026
DAVIDSON COUNTY

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