WARRANTY DEED

Karen Johnson Davidson County
Batch# 1031243 DEEDWARR
07/27/2023 08:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20230727-0057830

LR-LHI-23-738

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 10/16/2024 (AFFIX SEAL)

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY 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)
Gina Smith	**NEW OWNER**	
(NAME)	(NAME)	**082-14-0A-113.00-CO**
738 1st Ave N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201		
(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, **DIEGO ZAMBRANO AND ELISE BAILEY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GINA SMITH, AN UNMARRIED 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 738 as specified on the Plat shown in the Master Deed, on the Plan of Riverfront Condominiums, Horizontal Property Regime, created under Title 66, Section 27-101, et.seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Riverfront Condominiums, of record under Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671, and Second Amendment in Instrument No. 20150402-0029055 and in Instrument No. 20060518-0058640, Register's Office for Davidson County, Tennessee, Including without limitation the By-Laws appended thereto, said Register's Office. Reference is hereby made to the plan of Riverfront Condominiums for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671, and Second Amendment in Instrument No. 20060518-0058640, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Diego Zambrano and Elise Bailey, husband and wife by Warranty deed from Corey W. Blackburn, an unmarried man of record in Instrument No. 20200121-0007492 Register's Office for Davidson County, Tennessee, dated January 17, 2020 and recorded on January 21, 2020. (Value of consideration shown in aforementioned deed $300,000.00.)

This conveyance is subject to:
• The premises herein insured is a condominium apartment 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, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Riverfront Condominiums of record in Instrument No. 20051221-0153160, First Amendment in Instrument No. 20051228-0155671, Second Amendment in Instrument No. 20060518-0058640 and in Instrument No. 20150402-0029055 and Scriveners Affidavit in Instrument No. 20210923-0128192 Register's Office for Davidson County, Tennessee.
• By-Laws of record in Instrument No. 20090109-0002382, in the Register's Office for Davidson County, Tennessee.
• Charter of HOA of record in Instrument No. 20051216-0151344, in the Register's Office for Davidson County, Tennessee.
• Conveyance of Common Areas of record in Instrument No. 20061229-0161139, in the Register's Office for Davidson County, Tennessee.
• TVA Easement of record in Book 2303, Page 437, in the Register's Office for Davidson County,

Tennessee.
- Sewer Easement(s) of record in Book 2098, Page 166, and Book 7228, Page 400 and Book 11112, Page 881, in the Register's Office for Davidson County, Tennessee.
- Nashville Gas Easement of record in Book 2199, Page 537, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20160301-0019392, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of the Metropolitan Development and Housing Agency in the Phillips-Jackson Street Redevelopment District of record in Book 9183, Page 130 and Book 11625, Page 280, Instrument No. 20020425-0051069, Instrument No. 20130903-0092714 and Instrument No. 20130903-0092717, 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: **738 1st Ave N, Nashville, Tennessee 37201**.

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 24th DAY OF JULY, 2023 by audio-visual communication.

Diego Zambrano

Diego Zambrano

Elise Bailey

Elise Bailey

STATE OF TENNESSEE
COUNTY OF Williamson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, by audio-visual communication, DIEGO ZAMBRANO, 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 24th of July, 2023.

Olivia Mortensen

Notary Public
My Commission Expires: 09/28/2026
(SEAL)

OLIVIA MORTENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Online Notary Public
My Commission Expires
September 28, 2026
Notarized online using audio-video communication

STATE OF TENNESSEE
COUNTY OF Williamson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, by audio- visual communication, ELISE BAILEY, 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 24th of July, 2023.

Olivia Mortensen

Notary Public
My Commission Expires: 09/28/2026
(SEAL)

Notarized online using audio-video communication

OLIVIA MORTENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Online Notary Public
My Commission Expires
September 28, 2026

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

Certificate of Authenticity

I, Joshua A. Terry, 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 7/24/23.

Affiant Signature – Joshua A. Terry

7/25/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/25/23.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 28, 2026
COUNTY OF WILLIAMSON