# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1042101 DEEDWARR
08/24/2023 10 26 29 AM 2 pgs
Fees $13 00 Taxes $1,017 50

20230824-0066234

JM-RF-23-3314-C7

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF AUGUST, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

**THIS INSTRUMENT WAS PREPARED BY**

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

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) |
|---|---|---|
| **Adam J. Rothberg** | ~~NEW OWNER~~ Rothberg | |
| (NAME) | (NAME) | **104-06-0F-019.00-CO** |
| **3314 Long Blvd #C7** | 2000 Glen Echo Rd, Suite 208 | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37203** | Nashville, TN 37215 | |
| (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, **ERIC EVERSTINE, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ADAM J. ROTHBERG, 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

Land in Davidson County, Tennessee, being Unit No. C-7, on the Plan of Longview Condominiums, of record in Book 6200, Page 101 and Book 6200, Page 95, Register's Office for said County, to which plan reference is hereby made for a more complete description together with the appurtenant interest in the common elements of Longview Condominiums, a horizontal property regime as established by Master Deed of record in Book 6290, Page 125, amended in Book 6359, Page 510, Book 6365, Page 587, and Book 10215, Page 26, said Register's Office

Being the same property conveyed to Eric Everstine and Gordon Everstine, tenants in common with rights of survivorship by Warranty deed from Andre P Marshall, an unmarried man of record in Instrument No 20150724-0073089 Register's Office for Davidson County, Tennessee, dated July 21, 2015 and recorded on July 24, 2015 (Value of consideration shown in aforementioned deed $199,000 00 )

Being the same property conveyed to Eric Everstine, an unmarried man by Quitclaim deed from Eric Everstine, an unmarried man and Gordon Everstine, a married man of record in Instrument No 20170928-0099474 Register's Office for Davidson County, Tennessee, dated March 1, 2017 and recorded on September 28, 2017 (Value of consideration shown in aforementioned deed $0 00 )

This conveyance is subject to
- Taxes for the year 2023 and subsequent years
- Plan of record in Plat Book 6200, Page 101 and Book 6200, Page 95, Register's Office for Davidson County, Tennessee
- Master Deed establishing a Horizontal Property Regime of Longview Condominiums of record in Book 6290, Page 125, as amended in Book 6359, page 510, Book 6365, page 587 and Book 10215, page 26, Register's Office for Davidson County, Tennessee
- Charter of record in Book 6303, Page 129, in the Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 182, Page 36, in the Register's Office for Davidson County, Tennessee
- Sewer Easement of record in Book 2270, Page 206, 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 **3314 Long Blvd #C7, Nashville, Tennessee 37203**

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 23rd DAY OF AUGUST, 2023

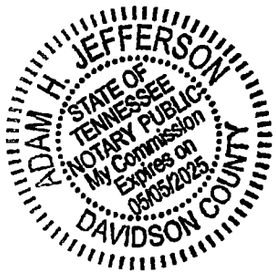
Eric Everstine

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIC EVERSTINE, 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 23rd of August, 2023.

Notary Public
My Commission Expires:
(SEAL)




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