Karen Johnson Davidson County
Batch# 1045830 DEEDWARR
09/05/2023 10:22:30 AM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20230905-0069221

WARRANTY DEED

TIPHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

G-KW-23-1701

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $590,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 5/9/26

(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)
Emily J. White	**New Owner**	
(NAME)	(NAME)	**081-08-0R-009.00-CO**
1701 6th Avenue N. Unit 3		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, **MICHAEL T. JENNINGS, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EMILY J. WHITE, A SINGLE PERSON,** 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. 3 on the Plan of 600 Garfield, a Townhome Development, filed as exhibit B to, and established by the Master Deed of record in Instrument No. 20081223-0122393, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements apparent to said Unit as set forth in said Master Deed, reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael T. Jennings, a single man by Warranty deed from Jackie W. Brassfield, Jr., married and Lauren Nicole Brassfield, unmarried of record in Instrument No. 20210414-0049713 Register's Office for Davidson County, Tennessee, dated April 9, 2021 and recorded on April 14, 2021.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 105, Register's Office for Davidson County, Tennessee.
- 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 600 Garfield, a Townhome Development of record in Instrument Number 20081223-0122393, as amended in Instrument No. 20100517-0037813 and Instrument No. 20111116-0089694, Register's Office for Davidson County, Tennessee, with By-Laws for the Administration of 600 Garfield Townhome Association, Inc., appended thereto as Exhibit "C"
- Subject to all matters shown on the Site Plan of 600 Garfield attached as Exhibit "B" the Master Deed of record in Instrument Number 20081223-0122393, as amended in Instrument No. 20100517-0037813 and Instrument No. 20111116-0089694, Register's Office of Davidson County, Tennessee.
- Easement for Sanitary Sewer, Strom Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20080317-0026307, in the Register's Office for Davidson County, Tennessee.
- Easement to Comcast of record in Instrument Number 20090721-0068094, in the Register's Office for Davidson County, Tennessee.
- Agreement for Private Stormwater Management Facility of record in Instrument Number 20080317-0026281, in the Register's Office for Davidson County, Tennessee.
- Anchor Easement of record in Book 8167, Page 491, 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: **1701 6th Avenue N. Unit 3, 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 1st DAY OF SEPTEMBER, 2023.

Michael T. Jennings

Michael T. Jennings

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL T. JENNINGS, 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 1st of September, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

MARCIE R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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

TRUE COPY CERTIFICATION

I, Tifphany Wilson, 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 September 1, 2023.

Signature
Date: September 1, 2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 1st day of September, 2023 personally appeared before me, a notary public for the State aforesaid, Tifphany Wilson, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025