WARRANTY DEED

Karen Johnson Davidson County
Batch# 1051243 DEEDWARR
09/18/2023 01:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,516.63
20230918-0073172

DM-CR-23-927

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $409,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: June 16, 2027 (AFFIX SEAL)

RACHEL BROWN STATE OF TENNESSEE NOTARY PUBLIC COFFEE 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)
Ryan Y. Samia	First Trust Home Loans	
(NAME)	(NAME)	
927 Ashland Place Drive	1400 W. Center	**069 06 0B 050.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Sheridan, AR 72150	
(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 AMOS AND SARA AMOS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RYAN Y. SAMIA, AN UNMARRIED MAN,** 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. 50, Ashland Place Townhomes, a Townhouse Planned Unit Development, as shown in the Declaration of Protective Covenants Conditions and Restrictions for Ashland Place Townhomes, a Townhouse Planned Unit Development, horizontal property regime with private elements, as Exhibit "B", of record in Instrument Number 20160826-0089473, as amended in Instrument Number 20161021-0111700, Instrument No. 20180530-0051597, Instrument No. 20190507-0042739 and Corrected in Instrument No. 20190619-0059213, 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 Eric Amos and Sara Amos, Husband and Wife, by Warranty Deed from RWA/Ashland Place, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20201223-0153119, in the Register's Office of Davidson County, Tennessee, dated December 11, 2020 and recorded on December 23, 2020.

This conveyance is subject to:
- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Ashland Place Condominium of record in Instrument No. 20070731-0090537, as amended by instrument(s) of record in Instrument No. 20131004-0104449 and Subordination recorded in Instrument No. 20131004-0104452; also subject to easements, rights and interests 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 building thereon.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160826-0089473; as amended in Instrument No's. 20161021-0111700, 20180530-0051597, Supplemental Declaration recorded in Instrument No. 20190507-0042739, as Corrected in Instrument No. 20190619-0059213.
- Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for StormWater Facilities and Systems recorded in Instrument No. 20160609-0058481.
- Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances, recorded in Book 6785, Page 153.
- Easement for Water Mains and Appurtenances, recorded in Book 6910, Page 562.
- Easement recorded in Book 6570, Page 248, reformed by Order and Judgment of record in Book 8045, Page 982 and Instrument No. 20190628-0062921.
- StormWater Detention Agreement as set forth in instrument recorded in Instrument No. 20070302-0025691.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **927 Ashland Place Drive, Nashville, Tennessee 37218**.

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 15 DAY OF SEPTEMBER, 2023.

Eric Amos

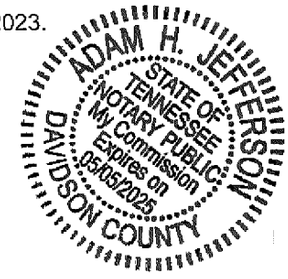
Sara Amos

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIC AMOS, 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 15th of September, 2023.

Notary Public
My Commission Expires:
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SARA AMOS, 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 15th of September, 2023.

Notary Public
My Commission Expires:
(SEAL)



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

Tennessee Certificate of Authenticity

I, Rachel Brown, 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 15, 2023.

Rachel Brown
Affiant Signature

9-15-23
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 15th day of September, 2023.

Kellie H. Moss
Notary's Signature
My Commission Expires: June 23, 2025

Notary's Seal

