Karen Johnson Davi
Batch# 1056434 DEEDWARR
10/03/2023 09:59:57 AM 2 pgs
Fees: $13.00 Taxes: $2,201.50

20231003-0077589

WARRANTY DEED

PEYTON FLAKE
Notary Public - State of New York
NO. 01FL0002144
Qualified in Kings County
My Commission Expires Mar 2, 2027

DM-P-23-114

STATE OF ~~TENNESSEE~~ PF New York
COUNTY OF ~~DAVIDSON~~ PF New York

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $595,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: March 2nd, 2027
(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)
Liberty Nikol Lander	NEW OWNER	
(NAME)	(NAME)	**104 01 0F 042.00**
114 36th Ave N		
(ADDRESS)	(ADDRESS)	
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, **SUSAN BANK, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LIBERTY NIKOL LANDER, 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:

Land in Davidson County, Tennessee, being Unit 42, West End Station Condominiums, as established under Master Deed of record in Instrument No. 20070712-0083315, Amended in Instrument Nos. 20071220-0146057, 20080919-0095641, 20081029-0108160 and 20090825-0080074 in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular Description of said Unit.

Being the same property conveyed to Susan Bank, a single woman, by Warranty Deed from Jonathan M. Vick, a single man, and Susan Moreland Vick, a married woman, of record in Instrument No. 20181002-0097749, in the Register's Office of Davidson County, Tennessee, dated September 28, 2018 and recorded on October 02, 2018.

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.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Part of West Grove Subdivision, as recorded in Plat Book 421, Page(s) 109 .
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing West End Station Condominiums of record in Instrument No. 20070712-0083315, as amended by instrument(s) of record in Instrument No. Instrument Nos. 20071220-0146057, 20080919-0095641, 20081029-0108160 and 20090825-0080074; 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.
- Easement for Sewer, recorded in Book 1851, Page 222.
- Easement for Storm Drainage and Access, recorded in Instrument No. 20070425-0049073.
- Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument Nos. 20080421-0040206 and 20080505-0046041.
- Easement recorded in Instrument Nos. 20081017-0104357, 20131007-0105196 and 20190628-0062928.
- Stormwater Detention Agreement as set forth in instrument recorded in Instrument Nos. 20070425-0049064 and 20080505-0045999.
- An Application To Combine Parcels recorded in Instrument No. 20070606-0067812.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **114 36th Ave N, Nashville, Tennessee 37209**.

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 29th DAY OF SEPTEMBER, 2023.

Susan Bank

STATE OF ~~TENNESSEE~~ PF New York
COUNTY OF ~~DAVIDSON~~ PF New York

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUSAN BANK, 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 29th of September, 2023.

Notary Public
My Commission Expires: March 2nd, 2027
(SEAL)

PEYTON FLAKE
Notary Public - State of New York
NO. 01FL0002144
Qualified in Kings County
My Commission Expires Mar 2, 2027

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