# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1057348 DEEDWARR
10/04/2023 10 31 54 AM 2 pgs
Fees $13 00 Taxes $1,633 18

20231004-0077989

DM-SB-HVC-21-3077

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $441,400 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF SEPTEMBER, 2023

Notary Public

MY COMMISSION EXPIRES 07/09/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

**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) |
|---|---|---|
| **Jennifer Zachry and Christine M Zachry** | **Rocket Mortgage, LLC** | |
| (NAME) | (NAME) | **072 05 0N 055 00** |
| **3077 Edwin Cir** | **1050 Woodward Avenue** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37207** | **Detroit, MI 48226-1906** | |
| (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, **HIGH VIEW COTTAGES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JENNIFER ZACHRY, A SINGLE WOMAN AND CHRISTINE M ZACHRY, A SINGLE WOMAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** 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 unit located in Davidson County, Tennessee, being known and designated as Unit 55 of High View Cottages, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing High View Cottages, a Horizontal Property Regime, of record in Instrument No 20200922-0108662, , as amended in Instrument No. 20210204-0016516 and Instrument No 20230406-0025206, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration

Being part of the same property conveyed to High View Cottages LLC, a Tennessee limited liability company, by Warranty Deed from LVH, LLC, a Tennessee limited liability company, of record in Instrument No 20200923-0109424, in the Register's Office for Davidson County, Tennessee, dated September 23, 2020 and recorded on September 23, 2020 Also see Affidavit of Scrivener's Error of record in Instrument No 20210503-0058958, Register's Office of Davidson County, Tennessee

This conveyance is subject to·

- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Walnut Grove, Subdivision of Lot No. 5, as recorded in Plat Book 332, Page(s) 34.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing High View Condominium of record in Instrument No 20200922-0108662, as amended by instrument(s) of record in Declaration recorded in Instrument No 20201216-0148666, as amended in Instrument No 20210204-0016516, and Instrument No 20230406-0025206.
- Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps, Appurtenances, recorded in Instrument No. 20201102-0127504
- Easement for Agreement for the Dedication of a Pedestrian Access, recorded in Instrument No 20201201-0139236
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as· **3077 Edwin Cir, Nashville, Tennessee 37207**

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

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Witness my/our hand(s) this the 25th DAY OF SEPTEMBER, 2023.

High View Cottages, LLC

BY:_____
Logan Bell
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Logan Bell, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the authorized agent of High View Cottages, LLC, the within named bargainor, a limited liability company, and that he/she as such authorized agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th day of September, 2023.

_____
Notary Public

My Commission Expires:

KARA L. WALL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
05/09/2026
COUNTY OF DAVIDSON

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