Karen Johnson Davidson County
Batch# 1059048 DEEDWARR
10/09/2023 02 36 20 PM 2 pgs
Fees $13 00 Taxes $1,171 24
20231009-0079358

WARRANTY DEED

LINDSAY B FATTAL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

DM-ALVEARE-23-1170-9

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $316,550 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF OCTOBER, 2023

Notary Public

MY COMMISSION EXPIRES

(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)
Brenda Greene and Derrick Greene, Jr.	**United Community Bank, and/or the Secretary of Housing and Urban Development**	
(NAME)	(NAME)	
1170 Dickerson Pk Unit 9	**P O Box 670**	**033 07 0A 009 00**
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	**Blairsville, GA 30514**	
(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, **RWA DICKERSON ASSOCIATES, 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 **BRENDA GREENE AND DERRICK GREENE, JR., WIFE AND HUSBAND,** 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 9, together with the appurtenant interest in the common elements of Formerly known as Dickerson Pike Townhomes, Now known as Alveare, a horizontal property regime established by Master Deed, of record in Instrument No 20220823-0094988, as Scrivener's Affidavit record in Instrument No. 20220824-0095518, as amended in Instrument No. 20221227-0132597, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A1" to the aforementioned Master Deed.

Being a part of the same property conveyed to RWA Dickerson Associates, LLC, a Tennessee Limited Liability Company, by Warranty Deed from CDS Capital, LLC, Series 101, a Delaware Limited Liability Company, of record in Instrument No 20210318-0036274, in the Register's Office of Davidson County, Tennessee, dated March 16, 2021 and recorded on March 18, 2021.

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
- Note: The land has been assigned a new tax parcel number but is not yet being assessed under that number. The new tax parcel number is: 033 07 0A 009.00
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Formerly known as Dickerson Pike Townhomes, Now known as Alveare, a horizontal property regime, of record in Instrument No. 20220823-0094988; as Scrivener's Affidavit record in Instrument No. 20220824-0095518, as amended by instrument(s) of record in Instrument No. 20221227-0132597; 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.
- Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No's. 20210903-0118921 and 20211025-0142914.
- Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 8037, Page 329.
- Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20080730-0077768.
- Easement for Ingress/Egress, recorded in Instrument No's. 20150226-0016475 and 20230216-0011358.
- Easement for Public Right-of-Way, recorded in Instrument No. 20220801-0087540.
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in

instrument recorded in Instrument No 20080730-0077657
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **1170 Dickerson Pk Unit 9, Goodlettsville, Tennessee 37072**

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 6th DAY OF OCTOBER, 2023

RWA Dickerson Associates, LLC, a Tennessee Limited Liability Company

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 RWA DICKERSON ASSOCIATES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY 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 6th of October, 2023

_____
Notary Public
My Commission Expires _____
(SEAL)



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