WARRANTY DEED

Karen Johnson Davidson County
Batch# 1059502 DEEDWARR
10/10/2023 10 19 23 AM 2 pgs
Fees $13 00 Taxes $1,909 20

20231010-0079498

Prepared by
Record and Return To
Inman and Rosenthal Title, Inc
Burton Hills Blvd , Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $516,000 00

Katie Bradley
Affiant

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

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

VIRGINIA DESHAIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

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)
Alexia Degremont and Samuel Mason	New Owner	
(NAME)	(NAME)	**093 16 0M 002 00 CO**
26 Fain Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, **DENISE BATTLES, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALEXIA DEGREMONT AND SAMUEL MASON, 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·

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No B of Onehundredsix Claiborne Street, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Onehundredsix Claiborne Street, a Horizontal Property Regime, of record in Instrument Number 20220826-0096452, 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 a part of the same property conveyed to Denise Battles, by Warranty Deed from Hummingbird Investments, LLC, of record in Instrument No 20220127-0009907, in the Register's Office of Davidson County, Tennessee, dated January 21, 2022 and recorded on January 27, 2022

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 093 16 0M 002 00 CO
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Claiborne Plan Nashville, as recorded in Book 21, Pages 84 and 85
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No 20220826-0096452
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **26 Fain Street, Nashville, Tennessee 37210**

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 6 DAY OF OCTOBER, 2023

Denise Battles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DENISE BATTLES, 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 6th of October, 2023

Notary Public
My Commission Expires:
(SEAL)



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