WARRANTY DEED

Karen Johnson Davidson County
Batch# 1060506 DEEDWARR
10/13/2023 02:17 18 PM 2 pgs
Fees $13 00 Taxes. $2,405.00

20231013-0080436

G-P-23-601-

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF OCTOBER, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
06/08/2027
CHEATHAM 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)
McKenzie Floyd	**McKenzie Floyd**	
(NAME)	(NAME)	**082-13-0K-202 00-CO**
601 Madison St #202	**601 Madison St #202**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Nashville, TN 37208**	
(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, **BRIAN ANDERSON, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MCKENZIE FLOYD, A SINGLE 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.

Being a certain condominium apartment situated in Davidson County, Tennessee, being Unit 202, and the appurtenant interest in the common elements of The Elliott School Condominiums, created under Title 66, Section 27-101, etseq., as amended, Tennessee Code Annotated, and as established under the Master Deed of The Elliott School Condominiums, of record in Instrument No. 20210603-0074528, as amended in Instrument No 20210817-0111417, and in Instrument No 20220211-0016111, Register's Office for Davidson County, Tennessee. Said Unit being also depicted on the site plan of Elliott School Condominiums, attached as exhibit to said Master Deed, as amended. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of The Elliott School Condominiums provided in said Master Deed, as amended, together with the By-Laws appended thereto, the aforementioned site plan, the plan of record in Deed Book 10, pages 606-609, said Register's Office, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit

Being the same property conveyed to Brain Anderson, an unmarried man by Warranty deed from Natalie Corinne Grimsley, an unmarried woman of record in Instrument No 20220321-0032004 Register's Office for Davidson County, Tennessee, dated March 11, 2022 and recorded on March 21, 2022.

This conveyance is subject to
- Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 10, Page 606, Register's Office for Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20210602-0074189 and Instrument No. 20210603-0074528, Amendment to Mater Deed Instrument No 20210817-0111417 and Instrument No 20220211-0016111, Register's Office for Davidson County, Tennessee.
- Storm Water Facilities and Systems of record in Instrument Number 20190107-0001584 and 20200116-0005944 and 20170914-0093947, in the Register's Office for Davidson County, Tennessee
- Agreement for Maintance of Storm Water Facilities of record in Instrument Number 20170726-0075599, in the Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 9183, Page 130, amended in Book 11625, page 280, in the Register's Office for Davidson County, Tennessee
- Easement of record in Book 6210, Page 39, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **601 Madison St #202, Nashville, Tennessee 37208**.

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 11th DAY OF OCTOBER, 2023

Brian Anderson

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN ANDERSON, 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 11th of October, 2023

Notary Public
My Commission Expires 03/09/2027
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

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