WARRANTY DEED

Karen Johnson Davidson County
Batch# 1064500 **DEEDWARR**
10/24/2023 02 12 06 PM 2 pgs
Fees $13 00 Taxes $1,870 91

20231024-0083323

DM-SB-HV-21-3074-52

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,650 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF OCTOBER, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON 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)
Kelly Cook	**Ascend Federal Credit Union**	
(NAME)	(NAME)	**072 05 0N 052 00**
3074 Edwin Cir	**P.O. Box 1210**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Tullahoma, TN 37388**	
(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 **KELLY COOK, 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 52, as shown on the site plan attached as Exhibit B of the Declaration of High View Cottages, a Townhouse Planned Unit Development, a Horizontal Property Regime, of record as Instrument No 20201216-0148666, as amended by Instrument No 20210204-0016516 and Instrument No 20230406-0025206, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description

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 and Scrivener's Affidavit recorded in Instrument No 20210503-0058958, in the Register's Office of Davidson County, Tennessee, dated September 23, 2020 and recorded on September 23, 2020

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 Walnut Grove Subdivision of Lot No 5, as recorded in Plat Book 332, Page(s) 34
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No 20200922-0108662
- Master Deed establishing High View Flats of record in Instrument No Instrument No 20201216-0148644, as being amended in Instrument No 20210204-0016515, Instrument No 20220105-0002261 and Instrument No 20230406-0025207 and Instrument No 20230614-0045438, 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 20200910-0103453
- Easement for Water Tank Drain Line and Appurtenances, recorded in Book 5559, Page 569
- Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps, Appurtenances, recorded in Instrument Nos 20201102-0127504, 20201102-0127506 and 20210209-0018510
- Easement for Pedestrian Access, recorded in Instrument No 20201201-0139236
- Easement recorded in Instrument No 20210526-0071168
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **3074 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

Witness my/our hand(s) this the 23rd DAY OF OCTOBER, 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 23rd of October, 2023

_____
Notary Public
My Commission Expires _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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