WARRANTY DEED

Karen Johnson Davidson County
Batch# 1067028 **DEEDWARR**
11/01/2023 10 39 11 AM 2 pgs
Fees $13 00 Taxes $999 00

20231101-0085402

B-ELAM-23-934-308

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

APRIL N. BENNETT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/06/2026
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)
Amanda Marie Purser **Robert Lee Purser**	Same as new owner	
(NAME)	(NAME)	**181-05-0A-308.00-CO**
934 Governors Ct, #308		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **JORDAN TODD, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMANDA MARIE PURSER, SINGLE AND ROBERT LEE PURSER AND WIFE, CHONG SON PURSER, AS TENANTS IN COMMON WITH RIGHTS 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:

Land in Davidson County, Tennessee, being Unit No. 308 on the Plan of Mill Ridge Townhomes, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Mill Ridge Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180222-0017114, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto as Exhibit "B". Reference is hereby made to the Plan of Mill Ridge Townhomes, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20180222-0017114, said Register's Office, for a more complete identification and description of said unit.

Being the same property conveyed to Jordan Todd, an unmarried woman by Warranty deed from Craighead Partners, LLC, a Tennessee limited liability company of record in Instrument No 20190916-0093368 Register's Office for Davidson County, Tennessee, dated September 13, 2019 and recorded on September 16, 2019

This conveyance is subject to:
- Taxes for the year 2023, a lien due and payable, but not delinquent.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180222-0016771 and Affidavit Instrument No. 201907260073876, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180222-0017114 and Affidavit Instrument No. 20190726-0073874, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Easement of record in Instrument Number 20190123-0006610, in the Register's Office for Davidson County, Tennessee.
- Stormwater Facilities and Systems of record in Instrument Number 20180212-0013648, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument

Number 20061219-0156351 and Book 10419, Page 526, in the Register's Office for Davidson County, Tennessee
• Stormwater Dentention Agreement of record in Instrument Number 20061219-0156348, in the Register's Office for Davidson County, Tennessee.
• Slope Easement of record in Instrument Number 20171024-0108924, in the Register's Office for Davidson County, Tennessee.
• Charter of record in Instrument Number 20190606-0054126, Instrument No. 20190606-0054125 and Instrument No 20190606-0054124 , in the Register's Office for Davidson County, Tennessee.
• Easement for access to and from Mill Creek of record in Book 2803, Page 42, in the Register's Office for Davidson County, Tennessee.
• Attorney's Certificate of record in Instrument Number 20190726-0073874 and 20190726-0073876, 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 **934 Governors Ct, #308, Antioch, Tennessee 37013**

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 31st DAY OF OCTOBER, 2023

Jordan Todd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JORDAN TODD, 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 31st of October, 2023.

Notary Public
My Commission Expires. _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

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