WARRANTY DEED

Karen Johnson Davidson County
Batch# 1068016 DEEDWARR
11/02/2023 02:44:30 PM 2 pgs
Fees: $13.00 Taxes: $1,591.00

20231102-0085982

G-P-23-03626-202

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

BRIANA GAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024

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)
Lindsay Ferrier	Same as new owner	
(NAME)	(NAME)	**104-09-0H-008.00-CO**
3626 West End Ave #202		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **WILLIAM J. BREEN, JR. AND HANNAH R. PARAMORE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LINDSAY FERRIER, A SINGLE PERSON,** 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. H-202, together with the appurtenant interest in the common elements of Richland House Condominiums, a horizontal property regime established by Master Deed, of record in Book 7380, page 470, and amended in Book 11545, page 870, Instrument No. 20000331-0032315, Instrument No. 20000403-0032872 and further amended in Instrument No. 20010614-0062797, Registers Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description.

Being the same property conveyed to William J. Breen, Jr and Hannah R. Paramore, husband and wife by Warranty deed from Patty J. Cornwell, an unmarried woman of record in Instrument No. 20170524-0051551 Register's Office for Davidson County, Tennessee, dated May 22, 2017 and recorded on May 24, 2017.

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 Site Plan for Richland House Condominiums of record in Book 7380, pages 491, 492 and 493, Register's Office for Davidson County, Tennessee, as attached as Exhibit "B" to the aforementioned Master Deed, as subsequently amended.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7380, Page 470, and amended in Book 11545, page 870, Instrument No. 20000331-0032315, Instrument No. 20000403-0032872 and further amended in Instrument No. 20010614-0062797and Book 8708, Page 501, Register's Office for Davidson County, Tennessee.
- By-Laws of Richland House Condominiums Homeowner Association of record in Book 7380, Page 495, as amended in Book 8708, page 501, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 7409, Page 646 and Book 6816, page 574, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and Water Mains, Pumps and Appurtenances of record in Instrument Number 20151119-0117552, 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: **3626 West End Ave #202, Nashville, Tennessee 37205**.

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 30th DAY OF OCTOBER, 2023.

William J. Breen by Logan Bell, Attorney in Fact
William J. Breen, Jr. by Logan Bell,
Attorney in Fact

Hannah R Paramore by Logan Bell, Attorney in Fact
Hannah R. Paramore by Logan Bell,
Attorney in Fact

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 who executed the foregoing instrument on behalf of WILLIAM J. BREEN, JR., and who acknowledged he/she/they executed the same as the free act and deed of the said WILLIAM J. BREEN, JR.

Witness my hand and official seal, this the 30th of October, 2023.

Notary Public
My Commission Expires: 05/05/2025
(SEAL)

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

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 who executed the foregoing instrument on behalf of HANNAH R. PARAMORE, and who acknowledged he/she/they executed the same as the free act and deed of the said HANNAH R. PARAMORE.

Witness my hand and official seal, this the 30th of October, 2023.

Notary Public
My Commission Expires: 05/05/2025
(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