WARRANTY DEED

Karen Johnson Davidson County
Batch# 1070058 DEEDWARR
11/09/2023 02:36:44 PM 2 pgs
Fees: $13.00 Taxes: $2,146.00

20231109-0087744

B-SH-23-2010B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE 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)
James Michael Rice	**Movement Mortgage, LLC**	
(NAME)	(NAME)	**081-07-0L-002.01-CO**
2010 14th Ave N #B	**8024 Calvin Hall Road**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Indian Land, SC 29707**	
(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, **2010 14TH AVE N 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 **JAMES MICHAEL RICE, 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 B on the Plan of Twenty-Ten Fourteenth Avenue North, a Horizontal Property Regime with Private Elements (This is a Planned Unit Development Pursuant to Tennessee Code Annotated 66-27-103(B)) of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Twenty-Ten Fourteenth Avenue North, a Horizontal Property Regime with Private Elements (This is a Planned Unit Development Pursuant to Tennessee Code Annotated 66-27-103(B)), at Instrument No. 20220720-0083302, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Cato Lee and wife, Helen L. Lee by Warranty Deed from Lucile Dennis Evans and husband, John T. Evans of record in Book 2197, page 289 Register's Office for Davidson County , Tennessee, dated September 16, 1953 and recorded on September 18, 1953. Final Decree recorded on November 30, 1966 in Book 4081, Page 883, Register's Office for Davidson County, Tennessee. According to said Final Decree, subject property was divested out of Cato Lee and reinvested in Helen Marie Lee.

Being a portion of the same property conveyed to Carol L. Childress by Quitclaim Deed from Helen L. Lee of record in Instrument No. 20050215-0017126 Register's Office for Davidson County, Tennessee, dated February 15, 2005 and recorded on February 15, 2005.

Being a portion of the same property conveyed to Carol Childress by Quitclaim Deed from Helen L. Lee of record in Instrument No. Carol Childress Register's Office for Davidson County, Tennessee, dated May 9, 2014 and recorded on July 6, 2015.

Being a portion of the same property conveyed to Rebuilt Realty, LLC, a Kentucky Limited Liability Company by Warranty Deed from Carol Childress, a single woman of record in Instrument No. 20220523-0059837 Register's Office for Davidson County, Tennessee, dated May 20, 2022 and recorded on May 23, 2022.

Being a portion of the same property conveyed to 2010 14th Ave N LLC, a Tennessee Limited Liability Company by Warranty Deed from Rebuilt Realty, LLC, a Kentucky Limited Liability Company of record in Instrument No. 20220624-0072283 Register's Office for Davidson County, Tennessee, dated June 16, 2022 and recorded on June 24, 2022.

This conveyance is subject to:
- Taxes for the year 2023, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Book 17, Page 297, 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 20220720-0083302, Register's Office for Davidson County, Tennessee.
- Charter of the Twenty-Ten Fourteenth Avenue North Homeowners' Association, Inc. of record in Instrument Number 20220801-0087528, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument Number 20231002-0077123, 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: **2010 14th Ave N #B, 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 7th DAY OF NOVEMBER, 2023.

2010 14th Ave N LLC, a ~~Tennessee Limited~~ Liability Company

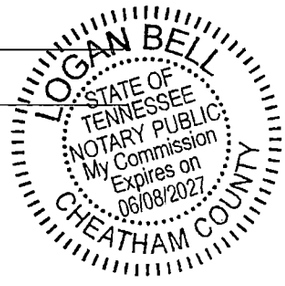
BY: _____
Joseph M. Roberts, III
Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH M. ROBERTS, III, 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 MANAGER of 2010 14TH AVE N LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th of November, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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