WARRANTY DEED

Karen Johnson
Batch # 1085701
12/27/2023 11:06:42 AM
Fees: $13.00 Taxes: $2,257.00

Davidson County
DEEDWARR
2 pgs

20231227-0099317

B-P-23-542-201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $610,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 6-8-27

(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

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)
Andrews Farms LLC		
(NAME)	(NAME)	
1810 Harlan Street	Jon D. Andrews II	**105-11-1O-023.00-CO**
(ADDRESS)	(ADDRESS)	
Falls City, NE 68355	1099 Sunset Road Brentwood, TN 37027	
(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, **SOUTHGATE COMMONS, L.L.C., 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 **ANDREWS FARMS LLC, A NEBRASKA LIMITED LIABILITY COMPANY,** 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. 23, on the Plan of Southgate Commons Condominiums, a Condominium Development, established by Declaration of Covenants, Conditions and Restrictions for Southgate Commons Condominiums, a Condominium Development, of record in Instrument No. 20200424-0043303, as amended in Instrument No. 20200427-0043800, in Instrument No. 20200513-0049627, in Instrument No. 20230404-0024550, in Instrument No. 20230406-0025100, and in Instrument No. 20231214-0096695, and corrected in Instrument No. 20231214-0096692, in the Register's Office for Davidson, Tennessee.

Being a portion of the same property conveyed to Douglas S. Hale, Trustee by Quitclaim Deed from Southgate Commons, L.L.C., a Tennessee limited liability company of record in Instrument No. 20200527-0054283, Register's Office for Davidson County, Tennessee, dated May 26, 2020 and recorded on May 27, 2020 and within the same deed the said Douglas S. Hale, Trustee conveyed his interest in the subject property to Southgate Commons, L.L.C., a Tennessee limited liability company.

This conveyance is subject to:
- Taxes for 2024 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 70, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Declaration of Covenants, Conditions and Restrictions for the Master Regime of Southgate Commons, a Horizontal Property Regime with Private Elements of record in Instrument No. 20200424-0043303, as amended in Instrument No. 20200427-0043800, and in Instrument No. 20200513-0049627, Instrument No. 20230404-0024550 and in Instrument No. 20230406-0025100, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20180808-0078102, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument Number 20180822-0083391, Instrument No. 20180822-0083393, Instrument No. 20180822-0083395, Instrument No. 20180822-0083396, Instrument No. 20180822-0083398, Instrument No. 20190327-0027589 and Instrument No. 20220616-0069134, in the Register's Office for Davidson County, Tennessee.

- Agreement for Dedication of Easement for Underground Utiity Easement to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of Said Government of record in Instrument Number 20200720-0079311, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Access of record in Instrument Number 20201103-0128431, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **542 Southgate Ave Unit 201, Nashville, Tennessee 37203**.

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 22nd DAY OF DECEMBER, 2023.

Southgate Commons, L.L.C.

BY: _____
Anthony E. Ewing
Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANTHONY E. EWING, 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 MEMBER of SOUTHGATE COMMONS, L.L.C. the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd of December, 2023.

_____
Notary Public
My Commission ~~Expires~~: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

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