WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

G-P-23-1272-201

THIS INSTRUMENT WAS PREPARED BY

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

Karen Johnson
Batch # 1103464
02/22/2024 09:57:04 AM
Fees: $13.00 Taxes: $1,072.63

Davidson County
DEEDWARR
2 pgs

20240222-0012123

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Ashley Townsend	Same as new owner	
(NAME)	(NAME)	**105-03-4B-011.00-CO**
1272 3rd Ave S #201		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, **WOODSTOCK HOLDINGS, 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 **ASHLEY TOWNSEND, A SINGLE 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 201 of Dudley Park Condominiums, established pursuant to the provisions of the Tennessee Code Annotated as the same is set out in Section 66-27-201, et seq. as amended, under the Master Deed and Declaration establishing Dudley Park Condominiums of record in Instrument No. 20230922-0074682, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 condominium and buildings thereof; said Unit being depicted on Exhibit to said Master Deed and Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed and Declaration.

Being a portion of the same property conveyed to Woodstock Holdings, LLC by Quitclaim Deed from Woodstock Holdings, LLC of record in Instrument No. 20220111-0003322 Register's Office for Davidson County, Tennessee, dated January 03, 2022 and recorded on January 11, 2022.
Being a portion of the same property conveyed to Woodstock Holdings, LLC by Quitclaim Deed from WVL Investments, Inc. (formerly known as Woodstock Vintage Lumber, Inc.) of record in Instrument No. 20210917-0125386, Register's Office for Davidson County, Tennessee, dated September 14, 2021 and recorded on September 17, 2021.
Being a portion of the same property conveyed to Woodstock Vintage Lumber, Inc. by Warranty Deed from Music Mill Entertainment, LLC of record in Instrument No. 20140227-0016984, Register's Office for Davidson County, Tennessee, dated February 14, 2014 and recorded on February 27, 2014.
Being a portion of the same property conveyed to Woodstock Vintage Lumber, Inc. by Warranty Deed from Trustees of Trinity African M E Church A/K/A Trinity African M. E. Church of record in Instrument No. 20110706-0051548, Register's Office for Davidson County, Tennessee, dated June 29, 2011 and recorded on July 06, 2011.

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 Plan of record in Plat Book 2, Pages 182 and 183, and Instrument No. 20070912-0109545 Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on Survey of record in Instrument No. 20220111-0003322, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Master Declaration of Covenants, Conditions and Restrictions for Dudley Park of record in Instrument Number 20230922-0074680, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Master Deed and Declaration establishing Dudley Park Condominiums of record in Instrument Number 20230922-0074682, Register's Office for Davidson County, Tennessee.

- Exception to Easement of record in Instrument Number 20220719-0082626, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public ROW of record in Instrument Number 20220525-0060805, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20220616-0069008, in the Register's Office for Davidson County, Tennessee.
- Easement for Water Meters, Lines and Appurtenances of record in Instrument Number 20220628-0074597, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20200727-0082165, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument No. 20231004-0078002, in the Regster of Deeds Office for Davidson county, Tennessee.
- Article of Dissolution of record in Instrument Number 20210107-0003564, 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: **1272 3rd Ave S #201, Nashville, Tennessee 37210**.

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 16th DAY OF FEBRUARY, 2024.

Woodstock Holdings, LLC

BY: _____
Earl Brenton Coursey
Member

BY: _____
Barbara Coursey
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EARL BRENTON COURSEY, 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 MEMBER of WOODSTOCK HOLDINGS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th of February, 2024.

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



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARBARA COURSEY, 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 MEMBER of WOODSTOCK HOLDINGS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th of February, 2024.

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



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