WARRANTY DEED

Karen Johnson Davidson County
Batch# 1103946 DEEDWARR
02/23/2024 09:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20240223-0012451

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 11/15/25
(AFFIX SEAL)

JESSE TALLFORD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0086

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Elisa Ellen Harris	New Owner	Map: 082130E21900CO
(NAME) 344 Harrison St. #202	(NAME)	
(ADDRESS) Nashville, TN 37219	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FIFTY-FIVE THOUSAND AND NO/100 DOLLARS ($355,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CAROL SUE STEWART, MARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ELISA ELLEN HARRIS, UNMARRIED,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A 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. 219 of District Lofts, a Condominium Development established under the Master Deed establishing District Lofts, a Condominium Development of record in Instrument No. 20080104-0001256, and amended by Surveyors Certificate of Correction of record in Instrument No. 20080111-0003637 and Amendment in Instrument No. 20080609-0059308, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carol Sue Stewart, an unmarried woman, by deed from Jonathan M. Richards, an unmarried man, of record in Instrument No. 20180611-0055725, dated June 7, 2018, Register's Office for said County.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and assumed by the Grantees; (2) This conveyance is subject to all terms and provisions of the Master Deed of record in Instrument No. 20080104-0001256, corrected in Instrument No. 20080111-0003637 and amended in Instrument No. 20080609-0059308, Instrument No. 20230502-0032462, Instrument No. 20230502-0032527, said Register's Office; (3) Rules and Regulations of record in Instrument No. 20161107-0117498, in the Register's Office for Davidson County, Tennessee; (4) Rules and Regulations and Ordinances pertaining to the Phillips-Jackson Street Redevelopment District Plan; (5) Restriction for Phillips-Jackson Street Redevelopment District Plan of record in Book 9183, Page 130, amended in Book 11625, Page 280 and Instrument No. 20020425-0051069, in the Register's Office for Davidson County, Tennessee; (6) Easement to Comcast of Nashville I, LLC of record in Instrument No. 20170717-0071706, in the Register's Office for Davidson County, Tennessee; (7) Sewer and Drainage Easement to Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20061122-0144802, in the Register's Office for Davidson County, Tennessee; (8) Storm Drainage Easement of record in Instrument No. 20050825-0101610, in the Register's Office for Davidson County,

Tennessee; (9) Storm Water Detention Agreement of record in Instrument No. 20050825-0101609, in the Register's Office for Davidson County, Tennessee; (10) Articles of Incorporation of the Condominium Association of record in Instrument No. 20080104-0001256, in the Register's Office for Davidson County, Tennessee; (11) Temporary Construction Easement and Storm Sewer Easement Agreement of record in Instrument No. 20220216-0018097, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Master Deed of record in Instrument No. 20080104-0001256, corrected in Instrument No. 20080111-0003637 and amended in Instrument No. 20080609-0059308, Instrument No. 20230502-0032462, Instrument No. 20230502-0032527, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 344 Harrison St. #202, Nashville, TN 37219
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 21st day of February, 2024.

Carol Sue Stewart

Carol Sue Stewart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carol Sue Stewart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 21st day of February, 2024.

My Commission Expires: 2.3.26

Notary Public

ZANA C PETTY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on February 21, 2024.

Affiant
Date: February 23, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 23 day of February 2024

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY