Karen Johnson Davidson County
Batch# 1105286 DEEDWARR
02/28/2024 12:16:30 PM 4 pgs
Fees: $23.00 Taxes: $2,220.00
20240228-0013643

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38026-01-2024	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $600,000.00. Affiant Subscribed and sworn to before me this 27th day of February, 2024. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Laveil Mashun Allen Monica Nicole Allen 3180 Parthenon Avenue, #103 Nashville, TN 37203	First Horizon 165 Madison Avenue Memphis, TN 38103	Map and Parcel No.: 104021C30200CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Caroline Hudson, a single woman ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Laveil Mashun Allen and Monica Nicole Allen, husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property commonly known as 3180 Parthenon Avenue, #103, Nashville, Davidson County, Tennessee 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument made effective as of the ~~27th~~ 23rd day of February, 2024.

GRANTOR:

Caroline Hudson

STATE OF ALABAMA
COUNTY OF Baldwin

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

Witness my hand, at office, this 23rd day of February, 2024.

Notary ~~Public~~
My Commission Expires: 2/17/25

RODERICK FERRELL
NOTARY PUBLIC
ALABAMA - STATE AT LARGE
My Comm. Expires Feb. 17, 2025

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 102, together with the appurtenant interest in the common elements of West Leigh Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20070504-0053848, amended in Instrument No.20140505-0037898, Instrument No. 20140904-0081040, Instrument No. 20140904-008104, Instrument of Correction in Instrument No. 20171025-0109513, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Declaration.

Being the same property conveyed to Caroline Hudson, a single person, by deed dated May 21, 2020 from Merritt Cassh and Lori Cash, husband and wife, of record in Instrument No. 20200529-0055683, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State, County, and City taxes and assessments for the year 2024 and subsequent years, a lien, not yet due and payable, which have been prorated and assumed by Grantees.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for West Leigh Townhomes, of record in Instrument No. 20070504-0053848, amended in Instrument No.20140505-0037898, Instrument No. 20140904-0081040, Instrument No. 20140904-008104, Instrument of Correction in Instrument No. 20171025-0109513, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Site Plan of record attached as Exhibit B to the Declaration in Instrument No. 20070504-0053848, Register's Office for Davidson County, Tennessee.
5. Joint Driveway Easement of record in Instrument No. 20060628-0077218, Register's Office for Davidson County, Tennessee.
6. Easement for Ingress/Egress of record in Book 4744, Page 385, Register's Office for Davidson County, Tennessee.
7. Subject to rights of others in and to the common areas and/or elements.

Tennessee Certification of Electronic Document

I, George Mudter, do hereby make oath that I am a licensed attorney and/or the 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 2/23/24 (date of document).

Affiant Signature

2/23/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 day of Feb., 2024.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

