WARRANTY DEED

Karen Johnson
Batch # 1107452
03/05/2024 09:38:36 AM
Fees: $13.00 Taxes: $1,351.36

Davidson County
DEEDWARR
2 pgs

20240305-0015195

DM-FM-23-2229

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,232.24.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM 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)
Elijah Forster	Same as new owner	
(NAME)	(NAME)	072-11-3H-002.00-CO
2225 Burns Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **KELLEY SHAYE O'ROURKE, UNMARRIED, AND ELIJAH FORSTER, UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELIJAH FORSTER, UNMARRIED,** 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 B on the plan of Burns Street Homeowners Association, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants. Conditions and Restrictions of record in Instrument No. 20160926-0101395, in the Registers Office for Davidson County, Tennessee. reference to which is hereby made for a more complete description.

Being the same property conveyed to Kelley Shaye O'Rourke, unmarried and Elijah Forster, unmarried as tenants in common with rights of survivorship by Warranty deed from Ella Rose, LLC, a Florida Limited Liability Company of record in Instrument No. 20210301-0025589 Register's Office for Davidson County, Tennessee, dated February 24, 2021 and recorded on March 01, 2021.

This conveyance is subject to:

- Taxes for the year 2024, a lien not yet due and payable.
- A Deed of Trust by Kelley Shaye O'Rourke and Elijah Forster, trustor, to Rudy Title and Escrow, LLC, trustee, for the benefit of Freedom Mortgage Corporation, beneficiary, to secure a note in the original amount of $ 391,773.00 secured thereby, dated February 24, 2021, and recorded on March 1, 2021, of record as Instrument Number 20210301-0025590, Register's Office for Davidson County, Tennessee.
- A Deed of Trust by Kelley Shaye O'Rourke and Elijah Forster, trustor, to Matt Jernigan, trustee, for the benefit of Ascend Federal Credit Union, beneficiary, to secure a note in the original amount of $75,000.00 secured thereby, dated November 28, 2023, and recorded on January 9, 2024, of record as Instrument Number 20240109-0001690, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 66, 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 20160926-0101395, 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: 2225 Burns Street, Nashville, Tennessee 37216.

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 29th DAY OF FEBRUARY, 2024.

Kelley Shaye O'Rourke

Elijah Forster

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 29th of February, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 29th of February, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

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