WARRANTY DEED

Karen Johnson
Batch # 1108954
03/08/2024 10:56:14 AM
Fees: $13.00 Taxes: $1,480.00

Davidson County
DEEDWARR
2 pgs

20240308-0016251

BS-CL-24-1120B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,999.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

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)
Elaine Conoly	**New American Funding LLC, ISAOA/ATIMA**	
(NAME) **1120 A McGavock Pike**	(NAME) **14511 Myford Rd #100**	**072-06-4S-001.00-CO**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) **Tustin, CA 92780**	
(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, **EMODC, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELAINE CONOLY, SINGLE,** 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 A on the Plan of Eleven-Twenty McGavock Pike, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Eleven-Twenty McGavock Pike, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20230731-0058946, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Eleven-Twenty McGavock Pike, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20230731-0058946, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being a portion of the same property conveyed to Stephen F. Meade by Warranty Deed from Betty B. Spradlin and John Crit Beene, Jr. of record in Instrument No. 20011217-0139166 Register's Office for Davidson County, Tennessee, dated December 12, 2001 and recorded on December 17, 2001.

Being a portion of the same property conveyed to Helen Katherine Creason Meade, to create an estate by the entireties by Quitclaim Deed from Stephen F. Meade of record in Instrument No. 20060828-0106324 Register's Office for Davidson County, Tennessee, dated August 24, 2006 and recorded on August 28, 2006.

The said Helen Katherine Creason Meade having died on or about April 29, 2010, vesting Stephen F. Meade as surviving tenant.

Being a portion of the same property conveyed to EMODC, LLC by Warranty Deed from Stephen F. Meade of record in Instrument No. 20220817-0093301 Register's Office for Davidson County, Tennessee, dated August 12, 2022 and recorded on August 17, 2022.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 332, Page 44, 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 20230731-0058946, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b)

relates to handicap but does not discriminate against handicapped persons
• Restrictions of record in Book 7124, Page 477, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
• Charter of the Eleven-Twenty McGavock Pike Homeowners' Association, Inc. of record in Instrument Number 20230823-0066007, in the Register's Office for Davidson County, Tennessee.
• Prenuptial Agreement of record in Instrument Number 20150917-0094276, in the Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4758, Page 52, 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.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1120 A McGavock Pike, 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 6th DAY OF MARCH, 2024.

EMODC, LLC

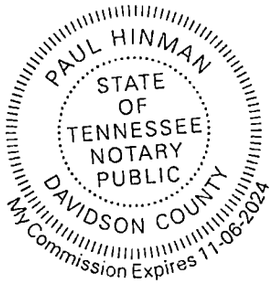
BY: _____
Ryan Shoemake
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 6th of March, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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