Karen Johnson Davidson County
Batch# 1111343 DEEDWARR
03/14/2024 02:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20240314-0017795

Name and Address of New Owner:
Rose Nguyen
67 Cannon Street Unit A
Nashville, TN 37210

Send Tax Statements To:
Highlands Residential Mortgage, Ltd.
950 W. Bethany Dr., Suite 800
Allen, TX 75013

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-23050736

Map and Parcel: 093 16 0N 001.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rutherford Contractors Group, LLC**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Rose Nguyen, a single woman**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, and being Unit A, Residences at 67 Cannon Street, a Horizontal Property Regime with Private Elements, established pursuant to the provisions of Tennessee Code Annotated 66-27-103(b), under Declaration of Covenants, Conditions and Restrictions for Residences at 67 Cannon Street, of record in Instrument No. 20220916-0103692, in the Register's Office of 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 regime and buildings thereof-, said Unit being depicted on Exhibit to said Declaration of Condominium, together with the percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being a portion of the same property conveyed to Rutherford Contractors Group, LLC by Warranty Deed from Clair Moreau, a single woman of record in Instrument No. 20221013-0112228, Register's Office for Davidson County, Tennessee, dated October 5, 2022 and recorded on October 13, 2022. Affidavit of Scrivener's Error recorded in Instrument No. 20221201-0125769, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of record in Instrument Number 20220916-0103692; Charter of The Residences at 67 Cannon Street Homeowner's Association, Inc. of record in Instrument Number 20221107-0119722; Subject to all matters shown on the Plan of record in Plat Book 21, Page 84; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 67 Cannon Street Unit A, Nashville, TN 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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand this ~~12th~~ 13 day of March, 2024.

Rutherford Contractor Group, LLC

BY: _____
Howard Anthony White, Member

State of Tennessee

County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, Howard Anthony White, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Member of Rutherford Contractors Group, LLC and that he ~~are~~ as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Member.

Witness ~~my~~ hand and seal this 13 day of March, 2024.

ANGELA MURPHY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

_____
Notary Public
My Commission Expires: 4/19/2026

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $450,000.00.

_____
Affiant Signature

Subscribed and sworn to before me, this 13th day of March, 2024.

_____
Notary Public
My Commission Expires: 4/19/2026

ANGELA MURPHY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 3/13/24 (date of document).

Affiant Signature

3/14/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 14th day of March, 2024.

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature

My Commission Expires: 3-15-2025