Karen Johnson Davidson County
Batch# 1118310 DEEDWARR
04/03/2024 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $784.40
20240403-0023509

WARRANTY DEED

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

W-HT-24-3334

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 5-5-25
(AFFIX SEAL)

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)
Hayley Corrine Thornton	**NEW OWNER**	
(NAME)	(NAME)	**117-07-0H-008.00-CO**
3334 Hillsboro Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **ROBERT ERIC THORNTON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HAYLEY CORRINE THORNTON, 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. 3334 on the Plan of Condominium Site Plan of Roderick Square, of record in Plat Book 6250, page 928, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Roderick Square, a horizontal property regime established by Master Deed and Bylaws of record in Book 6867, page 385, said Register's Office.

Being the same property conveyed to Robert Eric Thornton by Warranty Deed from Tianlai Vincent Tang and Christine Changhong Dong, Trustees of the Tang Dong Family Trust, dated April 22, 2022 of record in Instrument No. 20230601-0041211 Register's Office for Davidson County, Tennessee, dated May 30, 2023 and recorded on June 01, 2023.

The herein described property is not now nor ever has been the principal place of residence of the grantor herein.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- All matters shown on the Plan of record in Plat Book 6250, Page 928, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 6867, Page 385, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6867, Page 394, in the Register's Office for Davidson County, Tennessee.
- Charter for Roderick Square Condominiums of record in Instrument Number 20121203-0110932, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 6601, Page 519, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3334 Hillsboro Pike, Nashville, Tennessee 37215**.

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 2nd DAY OF APRIL, 2024.

Robert Eric Thornton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT ERIC THORNTON, 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 2nd of April, 2024.

Notary Public
My Commission Expires: 5-5-25
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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

I, Kara Wall, 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 4/2/24 (date of document).

Affiant Signature

Date 4/3/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025