WARRANTY DEED

Karen Johnson Davidson County
Batch # 1119469 DEEDWARR
04/04/2024 03:38:48 PM 2 pgs
Fees: $13.00 Taxes: $1,647.98

20240404-0024068

DM-HV-21-3041-72

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,400.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 6-8-2026 (AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

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)
Joshua Richard Thomas	First-Citizens Bank & Trust Company	
(NAME)	(NAME)	072-05-0N-072.00-CO
734 Burges Drive	1314 Park Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Columbia, SC 29201	
(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, **HIGH VIEW COTTAGES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSHUA RICHARD THOMAS, AN UNMARRIED MAN,** 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. 72 as shown on the Plan attached to the Declaration for High View Cottages, a Townhouse Planned Unit Development, a Horizontal Property Regime, of record in Instrument No. 20201216-0148666, as amended in Instrument No. 20210204-0016516 and Instrument No. 20230406-0025206, being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to High View Cottages LLC, a Tennessee limited liability company by Warranty deed from LVH, LLC, a Tennessee limited liability company of record in Instrument No. 20200923-0109424 Register's Office for Davidson County, Tennessee, dated September 23, 2020 and recorded on September 23, 2020 and as corrected by Scrivener's Affidavit of record in Instrument No. 20210503-0058958.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Master Declaration for High View of record in Instrument Number 20200922-0108662, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration for High View Cottages, a Townhouse Planned Unit Development, a Horizontal Property Regime, of record in Instrument Number 20201216-0148666 with First Amendment recorded in Instrument No. 20210204-0016516 and Second Amendment recorded in Instrument No. 20230406-0025206, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20200910-0103453, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewers and/or Storm Drainage Water Mains, Pumps, Appurtenances of record in Instrument Number 20201102-0127504, in the Register's Office for Davidson County, Tennessee.
- Slope Easement to the State of Tennessee Department of Highways of record in Book 4094, Page 715 and Book 4103, page 745, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer and/or Storm Drainage Easement and Temporary Construction Easements of record in Book 4236, Page 828, in the Register's Office for Davidson County, Tennessee.
- Easement for water tank drain line and appurtenances of record in Book 5559, Page 569, in the Register's Office for Davidson County, Tennessee.
- Easement and right of way for street purposes of record in Book 8463, Page 305, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 4060, Page 15 and Plat Book 332, page 34, Register's Office for Davidson County, Tennessee.
- Agreement for the Dedication of a Pedestrian Access Easement of record in Instrument Number

20201201-0139236, in the Register's Office for Davidson County, Tennessee.
- Lack of direct access to Ellington Parkway, a controlled access highway.
- 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: **3041 Edwin Circle, Nashville, Tennessee 37207**.

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 2 DAY OF APRIL, 2024.

High View Cottages LLC

BY: _____
Adam Jefferson
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADAM JEFFERSON, 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 AUTHORIZED AGENT of HIGH VIEW COTTAGES LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2 of April, 2024.

_____
Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/16/2026
WILLIAMSON COUNTY

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