WARRANTY DEED

Karen Johnson Davidson County
Batch# 1124469 DEEDWARR
04/18/2024 01:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20240418-0027869

JM-P-24-2900-401

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 3/20/28

(AFFIX SEAL)

MARION L REESE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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)
MSM Property Management LLC	New owner	
(NAME)	(NAME)	
2900 Edwin Way #401	2903 Rushford Ct.	**072-05-0O-085.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Peoria, IL 61614	
(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, **BRAD HILL, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MSM PROPERTY MANAGEMENT LLC, AN ILLINOIS LIMITED LIABILITY COMPANY,** 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. 401B, on the Plan of High View Flats, a Horizontal Property Regime with Private Elements, as shown on that plan identified as Exhibit "B" of that Declaration of Covenants, Conditions and Restrictions for High View Flats, of record in Instrument No. 20201216-0148644, as amended in Instrument No. 20210204-0016515, Instrument No. 20220105-0002261, amended and subject unit shown in Instrument No. 20230406-0025207, and Instrument No. 20230614-0045438, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brad Hill by Warranty Deed from High View Flats, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20231211-0095466 Register's Office for Davidson County, Tennessee, dated December 08, 2023 and recorded on December 11, 2023.

This being investment property only, having never been the personal residence of the grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

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 Plat Book 332, Page 34, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Master Declaration for High View of record in Instrument No. 20200922-0108662, 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 No. 20201216-0148644, First Amendment in Instrument No. 20210204-0016515, Second Amendment in Instrument No. 20220105-0002261, Third Amendment in Instrument No. 20230406-0025207, and Fourth Amendment in Instrument No. 20230614-0045438, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20200910-0103453, in the Register's Office for Davidson County, Tennessee.
- Easement(s) as described in that deed of record in Book 4103, Page 745, in the Register's Office for Davidson County, Tennessee.
- Easement for Permanent Right of Way for Street and Right of Entry for Temporary Construction of record in Book 8643, Page 305, In the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps, Appurtenances of record in Instrument No. 20201102-0127506, in the Register's Office for Davidson County, Tennessee.

- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps, Appurtenances of record in Instrument No. 20210209-0018510, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument No. 20210526-0071168, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right of Way of record in Instrument No. 20201117-0135238, in the Register's Office for Davidson County, Tennessee.
- Easement for Water Tank Drain Line of record in Book 5559, Page 569, 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.
- 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: **2900 Edwin Way #401, 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 18th DAY OF APRIL, 2024.

Brad Hill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRAD HILL, 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 18th of April, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

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

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 4/18/24 (date of document).

Regina Sullo
Affiant Signature

April 18, 2024
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 18th day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

