RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

WARRANTY DEED

Karen Johnson
Batch # 1125422
04/22/2024 09:52:54 AM
Fees: $13.00 Taxes: $1,332.00
Davidson County
DEEDWARR
2 pgs

20240422-0028530

File No. DH-24-6390

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $660,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of April, 2024

Notary Public

MY COMMISSION EXPIRES: 11-8-27
(AFFIX SEAL)

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alicia Griffith	OWNER	
(NAME)	(NAME)	
4405 Kentucky Avenue, 401		091-08-0R-025.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Regal Homes Co., a Tennessee Corporation**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alicia Griffith**, HEREINAFTER CALLED THE GRANTEE, THEIR 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, being Unit No. B401, Building 4405 Kentucky Ave, of The Lofts on 44th Avenue Condominiums, as established by Declaration of Covenants, Conditions and Restrictions for The Lofts on 44th Avenue Condominiums of record as Instrument Number 20200609-0058941, as amended in Instrument Number 20211122-0154934 and Instrument Number 20230829-0067695, 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 Ashland Rentals, LLC, a Tennessee limited liability company by Warranty Deed from Regal Homes Co., a Tennessee corporation of record in Instrument No. 20210826-0115197, Register's Office for Davidson County, Tennessee, dated August 12, 2021 and recorded on August 26, 2021.

Being the same property conveyed to Regal Homes Co., a Tennessee Corporation, by Quit Claim Deed from Ashland Rentals, LLC, a Tennessee limited liability company of record in Instrument No. 20240126-0005594, Register's Office for Davidson County, Tennessee, dated January 26, 2024 and recorded on January 26, 2024.

This is property more commonly known as 4405 Kentucky Avenue, 401, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 19th day of April, 2024.

Regal Homes Co., a Tennessee Corporation

By: _____
Joshua L. Hunter, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a notary public of the state and county mentioned, personally appeared Joshua L. Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be authorized agent of Regal Homes Co., the within named bargainor, a Tennessee Corporation, and that such Joshua L. Hunter, as such authorized agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as authorized agent

Witness my hand and seal, at office in Nashville, TN, this 19th day of April, 2024.

_____
Notary Signature

My commission expires:_____

