Record and ... Chapman and ... to: ... Duncan Mills Blvd. ... Nashville, TN ...

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $375,000.00.

Affiant

Subscribed and sworn before me this the 19th day of April, 2024.

Notary Public
My commission expires:

VIRGINIA DESJARLAIS
NOTARY PUBLIC STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Karen Johnson Davidson County
Batch # 1126617 DEEDWARR
04/24/2024 10:16:50 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50
20240424-0029507

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jerald Kent Finley, Jr., Trustee 1805 Castleman Drive Nashville, TN 37215	New Owner	081-12-0B 565.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KATHERINE BRAGG RUDOLPH, MARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JERALD KENT FINLEY, JR., TRUSTEE AND JENNIFER ELIZABETH FINLEY, TRUSTEE OF THE JERALD KENT FINLEY, JR. AND JENNIFER ELIZABETH FINLEY REVOCABLE INTER VIVOS TRUST DATED JULY 9, 2013, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Boiler Unit 301, Werthan Lofts IV & V Condominiums, as established under Master Deed of record in Instrument No. 20070117-0006776, corrected in Instrument No. 20090421-0036270, amended in Instrument No. 20071220-0146056, corrected in Instrument No. 20080118-0006036, amended in Instrument No. 20080211-0013846, Instrument No. 20110609- 0044280, Instrument No. 20110713-0053571, Instrument No. 20120723-0064381 and Instrument No. 20131230-0130918, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Katherine Bragg, an unmarried person, by deed dated 05/17/2021, from Brian Kownacki and Kaitlyn Kownacki, husband and wife, of record in Instrument No. 20210518-0067475, Register's Office for said County. The said Katherine Bragg having since married and is now known as Katherine Bragg Rudolph.

This property having never been the Grantor's Primary Martial Residence.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 704 Taylor St #301, Nashville, TN 37208.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 19th day of April, 2024.

Katherine Bragg Rudolph

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Katherine Bragg Rudolph, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of April, 2024.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY