Karen Johnson Davidson County
Batch# 1138479 DEEDWARR
05/22/2024 03:41:30 PM 4 pgs
Fees: $23.00 Taxes: $1,406.00
20240522-0038299

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38195-05-2024**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $380,000.00. Affiant Subscribed and sworn to before me this 22nd day of May, 2024. Notary Public My Commission Expires: 7/7/27

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: 2253 Edward Road (VEG) LLC 241 Bradley Place Palm Beach, FL 33480	**Send Tax Bills To:** Grace Development 3309 Fairmont Drive Nashville, TN 37203	**Tax Information:** Map and Parcel No.: 104060B30100CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alice Rogers Fitzgibbon, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **2253 Edward Road (VEG) LLC, a Florida limited liability company** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3314 West End Avenue #301, Nashville, TN 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 22nd day of May, 2024.

Alice Rogers Fitzgibbon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alice Rogers Fitzgibbon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of May, 2024.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

EXHIBIT "A"

Land in Davidson County, Tennessee, being Apartment Unit No. 301, of THE PARK ROAD CONDOMINIUM created under Title 66, Sections 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5845, Page 831, as amended in Instrument Nos. 20071213-0143676, 20130723-0076094 and 20140627-0056472, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of THE PARK ROAD CONDOMINIUM of record in Book 5200, Page 390, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Alice Rogers Fitzgibbon, unmarried, by Warranty Deed from Andrew Donelson Dunn, and wife, Lisa Malone Dunn, of record in Book 9682, Page 953, in the Register's Office for Davidson County, Tennessee, dated May 26, 1995 and recorded on May 26, 1995.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE PARK ROAD CONDOMINIUM, as recorded in Plat Book 5200, Page(s) 390.
4. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Park Road Condominium of record in Book 5845, Page 831, as amended in Instrument Nos. 20071213-0143676, 20130723-0076094 and 20140627-0056472; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
5. Easement for 10' Wide Underground, recorded in Instrument No. 20020830-0105416.

Tennessee Certification of Electronic Document

I, George Mudter, 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 5/22/24 (date of document).

Affiant Signature

5/22/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of May, 2024

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY