WARRANTY DEED

(SEAL)

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT24D500044

Karen Johnson
Batch # 1147726
06/17/2024 09:46:10 AM
Fees: $13.00 Taxes: $1,628.00

Davidson County
DEEDWARR
2 pgs

20240617-0045009

File #24-PA-0800-305

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

Houda Essafi
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF June, 2024.

Notary Public
MY COMMISSION EXPIRES: 11-22-2025

GAIL C. VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-22-2025

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Houda Essafi and Declan McDougall	**New Owner**	
(NAME)	(NAME)	
800 Woodland Street Unit 305		**082 16 0E 026.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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,

TANYA M. FITZGERALD AND JEFFRY A. RICE, A MARRIED COUPLE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

HOUDA ESSAFI AND DECLAN JAMES MCDOUGALL, WIFE AND HUSBAND,

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. 305 together with parking space #9, and the appurtenant interest in the common elements of CITY VIEW LOFTS CONDOMINIUMS, a Horizontal Property Regime established by Master Deed, recorded as Instrument No. 20020905-0107488, Register's Office for Davidson County, Tennessee as amended by First Amendment to Master Deed for CITY VIEW LOFTS CONDOMINIUMS recorded as Instrument No. 20030826-0123605 and Instrument No. 20110321-0021996, said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of CITY VIEW LOFTS recorded as Instrument No. 20020828-0104026, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tanya M. Fitzgerald and Jeffry A. Rice, as tenants in common with rights of survivorship, by Quitclaim Deed from Tanya M. Fitzgerald, unmarried, and Jeffrey A. Rice, unmarried, of record in Instrument No. 20231108-0087440, in the Register's Office of Davidson County, Tennessee, dated November 03, 2023 and recorded on November 08, 2023.

Being the same property conveyed to Tanya M. Fitzgerald and Jeffrey A. Rice, by Warranty Deed from Marc R. Minish, unmarried, of record in Instrument No. 20160707-0069592, in the Register's Office of Davidson County, Tennessee, dated June 30, 2016 and recorded on July 07, 2016.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. BOUNDARY PLAT OF CITY VIEW LOFTS, as recorded in Instrument No. 20020828-0104026.

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20010529-0055279 and Approval of Development Plan recorded in Instrument No. 20030826-0123606.

*Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing CITY VIEW LOFTS CONDOMINIUMS of record in Instrument No. 20020905-0107488, as amended in Instrument No. 20030826-0123605 and Instrument No. 20110321-0021996; 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.

*Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20010529-0055280 and Instrument No. 20020905-0107487.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **TANYA M FITZGERALD** as Attorney-in-Fact for **JEFFRY A. RICE**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 20240617004500 8, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X___ **improved** property known as: **800 Woodland Street, Unit 305, Nashville, TN 37206**.

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 13th day of June, 2024.

Tanya M. Fitzgerald

Tanya M. Fitzgerald

Jeffry A. Rice by Tanya M Fitzgerald, Attorney in Fact.

Jeffry A. Rice by Tanya M Fitzgerald, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TANYA M FITZGERALD**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **JEFFRY A. RICE**, and who acknowledged he/she/they executed the same as the free act and deed of the said **JEFFRY A. RICE**.

Witness my hand and official seal this **13th** day of **June, 2024**.

C. Loy Carney

Notary Signature
My Commission Expires: _____

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of June, 2024, before me personally appeared Tanya M. Fitzgerald, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of June, 2024.

C. Loy Carney

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028