WARRANTY DEED

Karen Johnson Davidson County
Batch# 1150722 DEEDWARR
06/25/2024 12:11:30 PM 3 pgs
Fees: $18.00 Taxes: $3,070.63
20240625-0047399

G-P-24-3425

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $829,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

Sondra Moungey
Notary Public
Maury County, State of Tennessee
My Commission Expires Janurary 22, 2025

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)
Ana Vides De Andrade and Hernan Andrade Mendoza	SAME AS NEW OWNER	
(NAME) **3425 33rd Avenue S.**	(NAME)	**104-10-0Q-002.00-CO**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS)	
(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, **STACEY GOODMAN AND RICHARD BERKMAN, WIFE AND HUSBAND AND JILLIAN MOLLI BERKMAN AND JAMES EDWARD GREER, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANA VIDES DE ANDRADE AND HERNAN ANDRADE MENDOZA,** 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, Tennesse, being Unit No. "B" Avenue South Townhomes, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20100907-0070753, amended at Instrument No. 2010100921-0075025 and in Instrument No. 20110808-0060841, Instrument No. 20111003-0076391, Instrument No. 20120329-0026541 and Instrument No. 20120827-0076808, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Stacey Goodman and Richard Berkman, married and Jillian Molli Berkman and James Edward Greer, married by Warranty Deed from James Kenneth Efinger of record in Instrument No. 2011124-0156427 Register's Office for Davidson County, Tennessee, dated November 19, 2021 and recorded on November 24, 2021.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3106, Page 120 and Book 3106, Page 131, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan filed as exhibit "C" to the First Amendment to Declaration of record as Instrument Number 20100921-0075025, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20100907-0070753 as amended in Instrument No. 20100921-0075025, Instrument No. 20111003-0076391, Instrument No. 20120329-026541, and in Instrument No. 20120827-0076808, Affidavit of record in Instrument No. 20111017-0080350 and Instrument No. 20110808-0060841, Register's Office for Davidson County, Tennessee.
- Charter of Avenue South Townhouse Corporation of record in Instrument Number 20100907-0070752, in the Register's Office for Davidson County, Tennessee.
- Grant of Gas Service Easement of record in Instrument Number 20110311-0019580, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20150603-0051634 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3425 33rd Avenue S., Nashville, Tennessee 37212**.

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 24th DAY OF JUNE, 2024.

Stacey Goodman

Richard Berkman

Jillian Molli Berkman

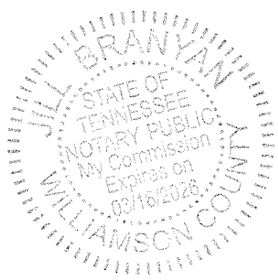
James Edward Greer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STACEY GOODMAN AND RICHARD BERKMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of June, 2024.

Notary Public
My Commission Expires: 03-16-26
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JILLIAN MOLLI BERKMAN AND JAMES EDWARD GREER, 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 24th of June, 2024.

Notary Public
My Commission Expires: 03-16-26
(SEAL)



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

Certificate of Authenticity

I, Holly Ray, 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 06/24/2024.

Date

Holly Ray

Affiant Signature

06/24/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 day of June, 2024.

Notary's Signature

My Commission Expires: 3/1/2025

Date

Notary's Seal (if on paper)

