WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-22440-MC

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1154312 DEEDWARR
07/08/2024 09:15:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20240708-0050635

B-SH-24-295-204-LYNCH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-6-2024
(AFFIX SEAL)

JM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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)
James Thomas Watkins Lynch	James Lynch	
(NAME)	(NAME)	
295 Plus Park Unit 204	600 12th Ave South Apt 810	**119-03-0B-062.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville TN 37203	
(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, **DILL PROPERTY HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES THOMAS WATKINS LYNCH, AN UNMARRIED MAN,** 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. 204, Building 295, on the Plan of Bradford Flats Condominium, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20220222-0019981, amended in Instrument No. 20220606-0064634, as further amended and re-stated in Instrument No. 20220815-0092382, and corrected in Instrument No. 20220901-0098691, and further amended in Instrument No. 20230317-0019399, 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 Eric M. Dill by Special Warranty Deed from D.B. Perry Holdings, G.P., a Tennessee General Partnership, of record in Instrument No. 20210727-0100539, Register's Office for Davidson County, Tennessee, dated July 23, 2021 and recorded on July 27, 2021.

Being a portion of the same property conveyed to Dill Property Holdings, LLC, a Tennessee limited liability company, by Quitclaim Deed from Eric M. Dill, dated May 31, 2022, recorded June 22, 2022, in Instrument No. 20220622-0071136, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 4660, Page 109 and Book 5200, Page 482, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions for 293 and 295 Park Plus Boulevard, establishing a Condominium being known as Bradford Flats Condominium, of record in Instrument No. 20220222-0019981, amended in Instrument No. 20220606-0064634, as further amended and re-stated in Instrument No. 20220815-0092382 and corrected in Instrument No. 20220901-0098691, Register's Office for 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 20180730-0074077 with Supplement and Amendment to the Master Deed of Plus Park Commercial Condominiums, of record in Instrument No. 20210727-0100538, with Supplement, Amendment and Correction in Instrument No. 20220816-0092707 and Supplement and Amendment in Instrument No. 20230127-0006481 and Instrument No. 20230317-0019399, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument No. 20180730-0074076, Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Book 6004, Page 571 and Book 8925, Page 977, 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: **295 Plus Park Unit 204, Nashville, Tennessee 37217**.

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 3rd DAY OF JULY, 2024.

Dill Property Holdings, LLC, a Tennessee limited liability company

BY: _____
Rachel Wilson
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RACHEL WILSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of DILL PROPERTY HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd of July, 2024.

_____
Notary Public
My Commission Expires: 5-5-25
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 07/03/2024 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 07/03/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3 **day of** July, **2024.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

