WARRANTY DEED

Karen Johnson
Batch # 1159351
07/17/2024 12:52:21 PM
Fees: $18.00 Taxes: $1,054.50

Davidson County
DEEDWARR
3 pgs

20240717-0053884

BS-EVN-24-105-63

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-3-25

(AFFIX SEAL)

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)
Velvet Van Hoose	Same as New Owner	
(NAME)	(NAME)	
105 Leake Ave #63		**116-13-0C-063.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **GARY ENZOR AND WENDY ENZOR, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VELVET VAN HOOSE, AN UNMARRIED WOMAN,** 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:

Real estate situated in Davidson County, Tennessee being Apartment No. 63 in Belle Meade Tower, a horizontal property regime located at 105 Leake Avenue in Nashville Davidson County, Tennessee, as shown on the Plan of Belle Meade Tower, of record in Book 4175, Page 159 and Revised Plat of Belle Meade Tower in instrument No 20001020- 0104050, Register's Office for Davidson County, Tennessee and described in a Master Deed of record in Book 4469, Page 530 as amended by Deed of Correction relating to the Master Deed of record in Book 4494, Page 489 and further amended by instrument of record in Book 4631, Page 407 and Book 4631, Page 410, said Register's Office, to which reference is hereby made for a more complete description.

Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the Master Deed above referred to in Book 4469, Page 530, as set forth in the Master Deed above referred to in Book 4469, Page 530, as amended and corrected referred to above, Surveyor' s Plans and Administrative By-Laws, including without limitation, such unit's undivided percentage interest in the land and general common elements.

Being the same property conveyed to Gary Enzor and Wendy Enzor, husband and wife by Warranty Deed from Victor Hazelwood of record in Instrument No. 20190816-0082127 Register's Office for Davidson County, Tennessee, dated August 09, 2019 and recorded on August 16, 2019.

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 Plat Book 4175, Page 159, as revised in Instrument No. 20001020-0104050, 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 Book 4469, Page 530, corrected in Book 4494, Page 489, amended in Book 4631,Pages 407 and 410, Book 4851, Page 950, Instrument No. 20000803-0076841, Instrument No. 20030725-0104241, Instrument No. 20120405-0029426, and Amended and Restated in Instrument No. 20130214-0015134, By-Laws also amended in Book 5046, Page 828, Instrument No. 20000614-0059221, Instrument No. 20030902-0126376, Instrument No. 20120405-0029434, Instrument No. 20170808-0081199, and Instrument No. 20181029-0106810, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
• Charter for HOA of record in Instrument No. 20120405-0029415, Register's Office for Davidson County, Tennessee.
• Memorandum of Lease of record in Book 10468, Page 321, in the Register's Office for Davidson County, Tennessee.

- Easement to American Telephone & Telegraph Co. of record in Book 1207, Page 547, in the Register's Office for Davidson County, Tennessee.
- Easement for building clearance of record in Book 3183, Page 201, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 3839, Page 983, Book 4790, page 319 and Book 4925, page 594, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 4355, Page 696 and Book 6701, Page 203, in the Register's Office for Davidson County, Tennessee.
- Covenants of record in Book 4505, Page 424, in the Register's Office for Davidson County, Tennessee.
- Right of Way & Easement to South Central Bell Telephone Co. of record in Book 9351, Page 933, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20140314-0021538, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20180611-0055678, 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: **105 Leake Ave #63, Nashville, Tennessee 37205**.

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 16th DAY OF JULY, 2024.

Gary Enzor

Wendy Enzor

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GARY ENZOR, 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 16th of July, 2024.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WENDY ENZOR, 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 16th of July, 2024.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

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

I, John Gleaves, 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 July 16, 2024 (date of document).

Affiant Signature

Date: July 16, 2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

BRITTANY SENSABAUGH
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/03/2027
DAVIDSON COUNTY