Karen Johnson Davidson County
Batch# 1162675 DEEDWARR
07/25/2024 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20240725-0056456

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 6/29/27

(AFFIX SEAL)

JENNIFER A HOFFMAN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027

G-P-24-600-120

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)
Theresa F. Harper	First Trust Home Loans, Inc	
(NAME)	(NAME)	**072-05-0O-036-00**
600 E. Trinity Lane #120	906 S. Rock St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Sheridan, AR 72150	
(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, **CORY BRUNSON, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THERESA F. HARPER, AN UNMARRIED PERSON,** 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 120A, High View, as established under Master Declaration of record in Instrument No. 20200922-0108662, and Declaration for High View Flats of record in Instrument No. 20201216-0148644, as amended in Instrument No. 20210204-0016515, Instrument No. 20220105-0002261, and Instrument No. 20230406-0025207, and Instrument No. 20230614-0045438 in the Register's Office, Davidson County, Tennessee, to which master declaration reference is hereby made for a more particular description of said unit being depicted on Exhibit "B" to said Declaration, together with an undivided interest in the common elements as shown on said master deed.

Being the same property conveyed to Cory Brunson, an unmarried man by Warranty Deed from High View Flats LLC, a Tennessee Limited Liability Company of record as Instrument No. 20231027-0084134 in the Register's Office for Davidson County, Tennessee, dated October 24, 2023 and recorded on October 27, 2023.
Being the same property conveyed to High View Flats LLC, a Tennessee Limited Liability Company by Warranty Deed from LVH, LLC, a Tennessee Limited Liability Company of record as Instrument No. 20200923-0109430 in the Register's Office for Davidson County, Tennessee, dated September 23, 2020 and recorded September 23, 2020.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, building setback lines, charges, assessments and liens, if any, and other matters as set forth in the Plat Map of record in Book 332 Page 34, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, restrictions and easements contained in the Master Deed of record in Instrument No. 20201216-0148644; as amended in Instrument Nos. 20210204-0016515; 20220105-0002261; 20230406-0025207; and 20230614-0045438, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, restrictions and easements contained in the Declaration of Restrictions of record in Instrument No. 20201216-0148644; as being amended in Instrument No. 20210204-0016515; 20220105-0002261; and 20230406-0025207, Register's Office for Davidson County, Tennessee, with any and all amendments thereto.
- Terms, conditions, provisions, restrictions and easements contained in Instrument No. 20200910-0103453, Register's Office for Davidson County, Tennessee.
- Terms, conditions, provisions, restrictions and easements contained in Book 4103 Page 745, Register's Office for Davidson County, Tennessee.
- Terms, conditions, provisions, restrictions and easements contained in Book 8463 Page 305, Register's Office for Davidson County, Tennessee.
- Terms, conditions, provisions, restrictions and easements contained in Instrument Nos. 20201102-0127506 and 20210209-0018510, Register's Office for Davidson County, Tennessee.

- Terms, conditions, provisions, restrictions and easements contained in Instrument No. 20210526-0071168, Register's Office for Davidson County, Tennessee.
- Terms, conditions, provisions, restrictions and easements contained in Instrument No. 20201117-0135238, 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: **600 E. Trinity Lane #120 , Nashville, Tennessee 37207**.

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 22nd DAY OF JULY, 2024.

Cory Brunson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CORY BRUNSON, 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 22nd of July, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

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

CERTIFICATE OF AUTHENTICITY

I, Jennifer A. Hoffman, do hereby make oath that I am licensed attorney and/or 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 the law on 7/22/24.

Jennifer A Hoffman

AFFIANT

DATE: 7/24/24

STATE OF TENNESSEE

COUNTY OF Sumner

SWORN to and subscribed before me this 24th day of July, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/29/27

DEBORAH A RAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027