Karen Johnson Davidson County
Batch# 1164265 DEEDWARR
07/30/2024 11:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,483.70
20240730-0057607

Prepared By & Return To:
Rhythm Title, LLC
1585 Mallory Lane, Ste. 205
Brentwood, TN 37027
RT-24-3464

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $401,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18 day of July, 2024

Notary Public

Commission Expires: 4-15-28

NICHOLE SUTTON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Courtney Clarke 1125 10th Ave N, Unit 503 Nashville, TN 37208	New owner	081-16-2B-503.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Danielle Marie Vincent and Sean R. Vincent, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Courtney Clarke, a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being land in Davidson County, Tennessee, being Unit No. 503, of Ludlow Flats, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Ludlow Flats, of record in Instrument Number 20190918-0094881, and amended in Instrument Number 20191009-0103618, Instrument Number 20191011-0104471 and by First Amendment to Declaration recorded as Instrument No. 20201208-0142244; Second Amendment to Declaration recorded as Instrument No. 20210412-0048609; Third Amendment to Declaration recorded as Instrument No. 20210427-0056048, and Fourth Amendment to Declaration recorded as Instrument No. 20210607-0075890, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and all easements, rights, and interest 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 buildings thereof.

Together with the special rights to use the limited common elements as set out in Article II, as Amended in Instrument No. 20201208-0142244 of the Declaration of Ludlow Flats and certain parking space number 48.

Being the same property conveyed to Danielle Marie Vincent and Sean R. Vincent, wife and husband by Warranty Deed from Lflats, LLC, a Tennessee limited liability company of record in Instrument No. 20211207-0162274 Register's Office for Davidson County, Tennessee, dated December 06, 2021 and recorded on December 07, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1125 10th Ave N, Unit 503, Nashville, TN 37208

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, 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.

Dated this the 17th day of July, 2024.

Danielle Marie Vincent

Danielle Marie Vincent

Sean R. Vincent

Sean R. Vincent

STATE OF Florida
COUNTY OF Duval

On this 17th day of Julye, 2024, before me, an online notary public for said county and state, personally appeared by audio-visual communication, Danielle Marie Vincent and Sean R. Vincent, to me known (or proved to me on the basis of satisfactory evidence) 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 (or person's) free act and deed.

Witness my hand, at office, this 17th day of July, 2024.

Lola Denise Strickland

Lola Denise Strickland

Notary Signature
My commission expires: 06/04/2025

LOLA DENISE STRICKLAND
Notary Public - State of Florida
Commission # HH137805
Expires on June 4, 2025

Provided AZ DRIVER LICENSE

Notarized remotely online using communication technology via Proof.

Certificate of Authenticity

I, Robin Bowman, 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 7/17/24.

Date

Affiant Signature

7/30/24

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 30 day of July, 2024.

Notary's Signature

My Commission Expires: **9/21/25**

Date

Notary's Seal (if on paper)

