Karen Johnson Davidson County
Batch# 1166506 DEEDWARR
08/05/2024 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $2,146.00
20240805-0059596

WARRANTY DEED

TAYLOR JANDRO NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/24/2028 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FIVE HUNDRED EIGHTY THOUSAND AND 00/100 (580,000.00).

Anne Gillcrist
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st day of July, 2024.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
William Anthony Rogers (NAME)	**NEW OWNER** (NAME)	**104 02 0X 240.00**
240 31st Avenue North Nashville, TN 37203 (ADDRESS)	_____ (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 31st day of July, 2024, the undersigned, **LUKE BRUNS AND KAREN BRUNS, HUSBAND AND WIFE**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **WILLIAM ANTHONY ROGERS,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **Davidson** County, State of **TENNESSEE**, having an address of **240 31st Avenue North, Nashville, TN 37203** and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 240, together with the appurtenance interest in the common elements of THE ROW AT 31ST CONDOMINIUMS, a horizontal property regime established by Master Deed, of record in Instrument No. 20030403-0057670, corrected in Instrument No. 20040203-0012935, addendum in Instrument No. 20040206-0014724, amended in Instrument No's. 20040615-0070764; 20040915-0111215; 20080425-0042359; 20130204-0011323; 20171109-0115339 and Scrivener's Affidavit recorded in Instrument No. 20180501-0041173, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Luke Bruns and Karen Bruns, husband and wife, by Warranty Deed from Jeffrey Mobley, Executor of The Estate of Julia C. Goodin, deceased, of record in Instrument No. 20190924-0096881, in the Register's Office of Davidson County, Tennessee, dated September 16, 2019 and recorded on September 24, 2019.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 31st day of July, 2024.

GRANTOR: Luke Bruns

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Luke Bruns**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 31st day of July, 2024.

Notary Public My Commission Expires

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

GRANTOR: Karen Bruns

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Karen Bruns**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 31st day of July, 2024.

Notary Public My Commission Expires

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 31, 2024.

Affiant Signature

7/31/2024
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 31 day of July, 20 24.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY