Karen Johnson Davidson County
Batch# 1166827 DEEDWARR
08/06/2024 07:54:30 AM 4 pgs
Fees: $23.00 Taxes: $1,683.50
20240806-0059682

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

G-ROG-24-1260-201

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)
Grant Goldbaum	NEW OWNER	
(NAME)	(NAME)	**105-07-1A-201-00**
1260 Martin St #201		
(ADDRESS)	(ADDRESS)	
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, **CHAN MCCULLOUGH AND CHRIS RYANS AND DOUG RYANS AND KATIE BEASLEY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GRANT GOLDBAUM, A SINGLE 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 201 of the 1260 Martin Condominium, described in the Declaration for the 1260 Martin Condominium, of record in Instrument No. 20160115-0004408, amended in Instrument Nos. 20160211-0013466, 20170724-0074509, 20170918-0095139, 20070919-0095966 and 20180227-0018384; assign of rights in Instrument No. 20180228-0018775, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "B" to said Declaration, said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Chan McCullough, a 1/2 undivided interest; and then unto Chris Ryans and Doug Ryans and Katie Beasley a 1/6 undivided interest each by Executors Quitclaim Deed from Chan McCullough and Nancy M. Ryans, Executors of the Estate of Araminta Wiliams of record in Insturment No. 20240703-0050104 in the Register's Office for Davidson County, Tennessee, dated June 28, 2024 and recorded on July 3, 2024. The said Araminta Williams having since died on February 27, 2024, therefore vesting in her estate.

Being the same property conveyed to Araminta Williams by Quit Claim Deed from Nancy M. Ryans and Chan McCullough as co-trustees of the Talton Williams 1997 Marital Trust of record as Instrument No. 20230105-0000789 in the Register's Office for Davidson County, Tennessee, dated November 29, 2022 and recorded on January 5, 2023.

Being the same property conveyed to Nancy M. Ryans and Chan McCullough as co-trustees of the Talton Williams 1997 Marital Trust by Waranty Deed from James R. Galbierz, unmarried and Andrew Galbierz, unmarried of record as Instrument No. 20190620-0059340 in the Register's Office for Davidson County, Tennessee, dated June 19, 2019 and recorded on June 20, 2019.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Covenants, conditions, restrictions and easements contained in Declaration for The 1260 Martin Condominium dated January 14, 2016, recorded January 15, 2016 as (instrument) 20160115-0004408, amended in Instrument Nos. 20160211-0013466, 20170724-0074509, 20170918-0095139, 20070919-0095966 and 20180227-0018384; assign of rights in Instrument No. 20180228-0018775 and any and all amendments thereto.
- Covenants, conditions, restrictions and easements contained in Declaration for The Finery Master Condominium dated July 27, 2015, recorded August 7, 2015 as (instrument) 20150807-0079087, amended by 20160601-0054729, 20161118-0121688 scriveners affidavit recorded in 20151005-0101050, and any and all amendments thereto.

- Covenants, conditions, restrictions and easements contained in Declaration of Restrictions and Covenants dated August 3, 2015, recorded October 5, 2015 as Instrument No. 20151005-0101365, Register's Office for Davidson County, Tennessee.
- Public Street Right-of-way and the terms and provisions thereof, as recorded on November 9, 2015, in Instrument No. 20151109-0113800, Register's Office for Davidson County, Tennessee.
- Ordinance No. BL2013-408 and the terms and provisions thereof, as recorded on September 17, 2013, in Instrument No. 20130917-0097688, Register's Office for Davidson County, Tennessee.
- Assignment of Rights and the terms and provisions thereof, as recorded on February 28, 2018, in Instrument No. 20180228-0018775, 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: **1260 Martin St #201 , Nashville, Tennessee 37203**.

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 2nd DAY OF AUGUST, 2024.

Chan McCullough

Chris Ryans

Doug Ryans

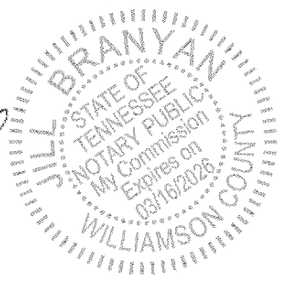
Katie Beasley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHAN MCCULLOUGH, 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 2nd of August, 2024.

Notary Public
My Commission Expires: 03/16/26
(SEAL)

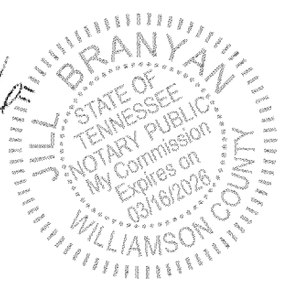


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRIS RYANS, 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 2nd of August, 2024.

Notary Public
My Commission Expires: 03/16/26
(SEAL)

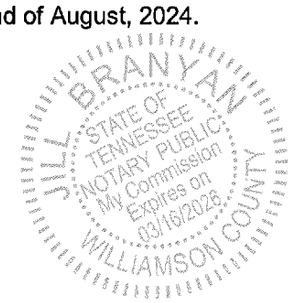


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DOUG RYANS, 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 2nd of August, 2024.

Notary Public
My Commission Expires: 03/16/26
(SEAL)

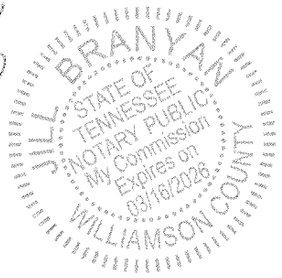


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATIE BEASLEY, 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 2nd of August, 2024.

Notary Public
My Commission Expires: 03/16/26
(SEAL)



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

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 **August 2nd, 2024**.

Affiant Signature

8/2/2024

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **2** day of **August**, 20**24**.

Notary Public

Notary's Seal:

