# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1171536 DEEDWARR
08/16/2024 04:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20240816-0063247

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16 DAY OF August, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 03/22/2026

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kristen Besselsen | Kristen Besselsen | |
| (NAME) | (NAME) | |
| 625 26th Avenue Unit 302 | 4225 Harding Pike Unit 502 | 092 10 0H 024.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | Nashville, TN 37205 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **JEFFREY RYAN ECKINGER, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **KRISTEN BESSELSEN, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Land situated in Davidson County, Tennessee, being Unit 24, as established in Declaration of Covenants, Conditions and Restrictions for CLIFTON CONDOS, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS of record at Instrument No. 20180413-0035156, a Scrivener's Affidavit is recorded in Instrument No. 20230412-0026678, amended at Instrument No. 20181228-0125893 and 20190220-0015516 in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit D to which Master Deed reference is hereby made for a more particular description of said property.**

**Being the same property conveyed to Jeffrey Ryan Eckinger, an unmarried man, by Special Warranty Deed from CJ Clifton Partners, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190503-0041734, in the Register's Office of Davidson County, Tennessee, dated April 30, 2019 and recorded on May 03, 2019.**

**The property described above was used for investment purposes only and has never been the residence of the Grantor.**

**This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.**

MS2024-962

unimproved
This is improved x property, known as 625 26th Avenue Unit 302, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness my hand this 15th day of August, 2024

JEFFREY RYAN ECKINGER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey Ryan Eckinger , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of August, 2024.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public

MS2024-962

Certificate of Authenticity

I, Amanda Maynor, 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 15, 2024**.

Date

Affiant Signature

August 16, 2024

Date

State of Tennessee

County of Williamson

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

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON