ADDRESS NEW OWNER: Raymond Gordon
1155 Nashboro Blvd
Nashville, TN

SEND TAX BILL TO: New Owner
1155 Nashboro Blvd
Nashville, TN 37217

MAP-PARCEL NOS. 136-12-0D-155.00

Karen Johnson Davidson County
Batch# 1172058 DEEDWARR
08/19/2024 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $926.11
20240819-0063524

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Carla Josephson-Cope, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Raymond Gordon, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being a certain condominium apartment known as Unit 155 of the Fairway Villas Townhomes, a Horizontal Property Regime, as shown on Exhibit "C – Fairway Villas Townhomes, Nashboro Village – Tract 16" of the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Fairway Villas Townhomes, pursuant to Tennessee Code Annotated Title 66, Section 27-101 et seq., as amended, of record in Instrument No. 20040303-0024241, which instrument restates those covenants, conditions and restrictions first shown in Instrument No. 20030623-0086235, and re-recorded in Instrument No. 20040105-0001208, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit, and By-laws appended thereto as Exhibit "B," said Register's Office, are incorporated herein by reference and made a part hereof the same as thought copied herein, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Declaration.

Being the same property conveyed to Carla Josephson-Cope, a single woman by Warranty Deed from Jennie L. Hollander, Trustee of the Jennie L. Hollander Living Trust, dated October 12, 2020 of record in Instrument No. 20210401-0042948, dated March 29, 2021 and recorded April 1 2021, Register's Office for Davidson County, Tennessee.

This is property with a common address of 1155 Nashboro Blvd, Nashville, TN 37217.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same assumed by Grantee.(2) All matters as shown on the Revised Plat of Nashboro Village Open Space & Recreational Areas of record in Plat book 4860, pages 72-76; Plat Book 4860, page 73, partially revised in Plat Book 5200, page 444, Register's Office for Davidson County, Tennessee.(3) Portion of subject property which lies within the right-of-way of Nashboro Boulevard as shown on the Plat of Nashboro Boulevard of record in Plat Book 4460, pages 149-151 (on acreage), Register's Office for Davidson County, Tennessee.(4) All matters as shown on the Final Plat Nashboro Village – Tract 16 record in Instrument No. 20031124-0170642 (Boundary Plat), Register's Office for Davidson County, Tennessee.(5) All matters as shown on Exhibit "C" the Site Plan of Fairway Villas Townhomes, Nashboro Village – Tract 16, of record in the Amended & Restated Declaration of Covenants, Conditions and Restrictions For Fairway Villas Townhomes, a Horizontal Property Regime, at Instrument No. 20040303-0024241, Register's Office of Davidson County, Tennessee.(6) All matters as shown on Exhibit "C" the Plan of Fairway Villas Nashboro Village – Tract 16 record in Instrument No. 20030623-0086235 (page 57), and Re-recorded in Instrument No. 20040105-0001208 (Master Deed Lot Layout- Private Easement), Register's Office for Davidson County, Tennessee.(7) Charter for Nashboro Village Homeowners Association of record in Book 4828, page 834, Register's Office for Davidson County, Tennessee.(8) Charter of Fairway Villas Homeowners' Association, Inc. of record in instrument No. 20051025-01288324, Register's Office for Davidson County, Tennessee.(9) Stormwater Detention Agreement of record in instrument No. 20020827-0103640, Register's Office for Davidson Count, Tennessee.(10) By-Laws of Fairway Villas Homeowners Association, Inc. as shown as Exhibit "B" in the Declaration of Covenants, Conditions, and Restrictions for Fairway Villas Homeowners Association, Inc. of record in Instrument No. 20030623-0086235, Re-recorded in Instrument No. 20040105-0001208, as the Amended and Restated Declaration of Covenants, Conditions, and Restrictions for

Fairway Villas Townhomes of record in Instrument No. 20040303-0024241, and First Amendment of record in Instrument No. 20050701-0076406, Register's Office for Davidson County, Tennessee.(11) Declaration of Covenants and Restrictions for Nashboro Village of record in Book 4827, page 14, as supplemented in Book 5469, page 840 and Book 7751, page 901, Register's Office for Davidson County, Tennessee.(12) Design Standards for Nashboro Village Tract 16 of record in instrument No. 20020510-0058083, Register's Office for Davidson County, Tennessee.(13) Declaration of Covenants, Conditions, and Restrictions for Fairway Villas Homeowners Association, Inc. of record in Instrument No. 20030623-0086235, Re-recorded in Instrument No. 20040105-0001208, as the Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Fairway Villas Townhomes of record in Instrument No. 20040303-0024241, Register's Office for Davidson County, Tennessee.(14) The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of Fairway Villas Nashboro Village – Tract 16 a Horizontal Property Regime, contained in the Master Deed and the By-Laws appended thereto(15) Subject to the Tennessee Horizontal Property Act as same is set forth in Tennessee Code Annotated, Section 66-27-101, et seq., as same is amended.(16) Subject to matters of record in Instrument No. 20150817-0082699, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 19th day of August 2024.

Carla Josephson-Cope

Carla Josephson-Cope

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Carla Josephson-Cope, unmarried** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained as his/her free act and deed.

Witness my hand and official seal at office this 19th day of August 2024.

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2028

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $250,300.00.

Affiant

Subscribed and sworn before me this 19th day of August 2024.

Susan Morelli

Notary Public
My Commission Expires: 08.17.2025

SUSAN MORELLI
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

File No. 2408-101

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Melanie Judd *(custodian's name)*, 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 8/19/24 *(date of document)*.

Melanie Judd
Custodian's Signature

8/19/24
date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 19 day of August, 2024.

Susan Morelli
Notary Public

MY COMMISSION EXPIRES: 08-17-2025

SUSAN MORELLI
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

202408190063524