Karen Johnson Davidson County
Batch# 1173529 DEEDWARR
08/23/2024 01:35:30 PM 4 pgs
Fees: $23.00 Taxes: $2,127.50
20240823-0064986

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES: 3-13-26

(AFFIX SEAL)

ZANA C PETTY TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

W-AO-24-1815

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)
Kudzu Real Estate Inc.	**NEW OWNER**	
(NAME)	(NAME)	
203 Point East Drive	203 POINT EAST DRIVE	**105-10-0J-013.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	NASHVILLE TN 37216	
(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, **MATTHEW LEE ROREX AND WIFE, VANESSA MALEAH ROREX,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KUDZU REAL ESTATE INC.,** 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 Thirteen (13) of The Nines at Wedgewood Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for The Nines at Wedgewood Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20150930-0099342, Register's Office for Davidson County, Tennessee 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 of The Nines at Wedgewood Townhomes, a Horizontal property Regime with Private Elements, contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Instrument No. 20150930-0099342, and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Matthew Lee Rorex and wife, Vanessa Maleah Rorex by Warranty Deed from ASPEN Construction Investments, LLC, a Tennessee limited liability company of record in Instrument No. 20151125-0119563 Register's Office for Davidson County, Tennessee, dated November 15, 2015 and recorded on November 25, 2015.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- All matters shown on the Plan of record as Instrument Number 20110627-0048884, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20141024-0098148 and Instrument Number 20150930-0099342, Register's Office for Davidson County, Tennessee.
- Charter for Wedgewood Park Townhomes Homeowners Association of record in Instrument Number 20141024-0098147 and charter recorded to name change for The Nines at Wedgewood Townhomes in Instrument No. 20150928-0098058, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument Number 20050406-0037548; Instrument Number 20060925-00118136 and Instrument Number 20061010-0125949, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreements of record in Instrument Number 20050321-0030406 and Instrument Number 20060925-0118083, in the 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: **1815 Ridley Blvd. Unit 13, 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 23rd DAY OF AUGUST, 2024.

Matthew Lee Rorex

Matthew Lee Rorex

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW LEE ROREX, 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 23rd of August, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

Witness my/our hand(s) this the 23rd DAY OF AUGUST, 2024.

Vanessa Maleah Rorex
Vanessa Maleah Rorex

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VANESSA MALEAH ROREX, 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 23rd of August, 2024.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

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

Certification of Recorded Documents

I, Karen Suggs, 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 23, 2024.

(AFFIANT) – Karen Suggs

08/23/2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 23rd day of August, 2024.

My commission expires: 3.2.26

Notary Public

