Karen Johnson Davidson County
Batch# 1176035 DEEDWARR
08/30/2024 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $2,423.50
20240830-0067105

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $655,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30 DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jordan Taylor Bethune Michael Thomas Adams, and Kathryn Michelle Adams,	new owner	
(NAME)	(NAME)	081070N00101CO
1822 14TH AVE N		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Robert Edward Hudson, married** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jordan Taylor Bethune, unmarried, and Michael Thomas Adams, and Kathryn Michelle Adams, Husband and Wife** , 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 in Davidson County, Tennessee, and being all of Unit 1822A , Homes 1822 14th Avenue N, a Horizontal Property Regime With Private Elements, established pursuant to the provisions of Tennessee Code Annotated 66-27-101 et seq., under Declaration of Covenants, Conditions and Restrictions for Homes 1822 14th Avenue N, a Horizontal Property Regime with Private Elements of record in Instrument No. 20230221-0012160, in the Register's Office of Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Declaration of Condominium, together with the percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being the same property conveyed to Robert Edward Hudson, by virtue of that certain Quit Claim Deed dated April 20, 2023, and being of record at Instrument No. 20230428-0031644 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to WH 14 16, LLC by virtue of Quit Claim Deed dated February 17, 2023 at Instrument No. 20230221-0011879 in the said Register's Office.

Being the same property previously conveyed to Robert Hudson, by virtue of that certain Warranty Deed dated April 22, 2022, and being of record at Instrument No. 20220429-0050124 in the Register's Office of Davidson County, Tennessee.

Grantor warrants that the above described property has not been used as a primary or marital residence, and has been used for investment purposes only.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, including Plat Book 57, Page 132 and Instrument No. 20230221-0012160, Declaration of Restrictions, Protective Covenants and Easements recorded at Instrument No. 20230221-0012160, Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill at Instrument No. 20231215-096935, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1822 14th Ave N Nashville, TN 37208
(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 30th day of August, 2024.

Robert Edward Hudson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Robert Edward Hudson**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of August, 2024.

Notary Public
My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Holly A. Mason, 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 30, 2024.

Affiant Signature

8/30/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30 day of August, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY