(1)

ADDRESS NEW OWNER: Rachael Farwell
1900 Richard Jones Rd G-2
Nashville, TN 37215

**BOX 10-A**

SEND TAX BILL TO: FirstBank
722 Columbia Avenue
Franklin, TN 37064

MAP-PARCEL NOS. 117-15-0A-118.00

Karen Johnson Davidson County
Batch # 1183765 DEEDWARR
09/20/2024 08:32:12 AM 2 pgs
Fees: $13.00 Taxes: $1,022.31
20240920-0072904

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, **Nicholas Z. Brusich and Jennifer Brusich, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Rachael Farwell, unmarried woman** (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 G-2 on the Plan of Green Hills Terrace Condominium Apartments of record in Plat Book 5200, Page 64, Register's Office of Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in the Master Deed of The Green Hills Terrace, a Horizontal Property Regime, pursuant to Tennessee Code Annotated Title 66, Section 27-101 et seq., as amended, of record in Book 5304, Page 702, and amended in Book 7841, Page 557, said Register's Office, 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.

Being the same property conveyed to Nicholas Z. Brusich by Warranty Deed from Gladys E. Bryant, unmarried, dated April 9, 2010 and recorded April 12, 2010, of record in Instrument No. 20100412-0027492, Register's Office for Davidson County, Tennessee.

Jennifer Brusich joins in this deed as spouse of Nicolas Z. Brusich to convey all of her interest inside property, including but not limited to any marital interest therein.

This is property with a common address of 1900 Richard Jones Rd. G-2, Nashville, TN 37215.

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 Plan of Green Hills Terrace Condominium Apartments of record in Plat Book 5200, Page 64, Register's Office for Davidson County, Tennessee.(3) Master Deed for The Green Hills Terrace, a Horizontal Property Regime of record in Book 5304, Page 702, as amended in Book 7841, Page 557, said Register's Office.(4) Bylaws of The Green Hills Terrace of record in Book 5304, Page 702 ("Exhibit B" of the Master Deed), as amended in Book 9830, Page 181, said Register's Office.(5) Sewer and/or Storm Drainage Easement of record in Book 3879, Page 569, said Register's Office.(6) Dedication of Easement of record in Book 4320, Page 896, said Register's Office.(7) Grant to Comcast of Nashville I, LLC for an easement in gross and right-of-way for a broadband communications system of record in Instrument No. 20110930-0075704, and Instrument No. 20150814-0081514, said Register's Office.(8) Memorandum of Lease regarding laundry facilities recorded April 21, 1988, of record in Book 7523, Page 260, said Register's Office. NOTE: said lease was for a 5-year term and expired in 1993.(9) The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of Green Hills Terrace, a Horizontal Property Regime, contained in the Master Deed and the By-Laws appended thereto(10) 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.

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 11th day of September 2024.

X _____ X _____

Nicholas Z. Brusich Jennifer Brusich

Notary

STATE OF Oregon
COUNTY OF Clackamas

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Nicholas Z. Brusich and Jennifer Brusich, husband and wife,** 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 11th day of September 2024.

_____
Notary Public
My Commission Expires: 5/21/28

OFFICIAL STAMP
LAURA LEIGH BOLLER
NOTARY PUBLIC - OREGON
COMMISSION NO. 1048586
MY COMMISSION EXPIRES MAY 21, 2028.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $276,300.00.

_____
Affiant

Subscribed and sworn before me this 12th day of September 2024.

_____
Notary Public
My Commission Expires: 4/23/2025

DAWN MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-23-2025

File No. 2408-106