WARRANTY DEED

Karen Johnson
Batch # 1197575
10/24/2024 10:07:59 AM
Fees: $18.00 Taxes: $991.60

Davidson County
DEEDWARR
3 pgs

20241024-0082635

G-MFR-24-300[illegible]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 5/6/28

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-06-2028

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)
Mary Frances Rudy	**New Owner**	
(NAME)	(NAME)	**104-02-4B-322.00-CO**
2012 21st Avenue South		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, **RADIUS RENTALS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARY FRANCES RUDY, MARRIED,** 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:

A Certain Condominium located in Davidson County, Tennessee, being Unit No. 322 of Bristol West End, a Condominium Development, Established Pursuant to the Provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq, of the Tennessee Code Annotated, under the Master Deed Establishing Bristol West End, a Condominium Development, of record in Instrument No. 20070503-0053313, Amended in Instrument No.200706290077729, Register's Office for 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 "C" to said Master Deed together with a Percentage interest in the Common Elements and voting Percentage as set forth in Exhibit "D" to said Master Deed, as Amended in Instrument Number 20070629-0077729, said Register's Office.

Being a portion of the same property conveyed to Radius Rentals, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Theodore J. Pins unmarried of record in Instrument No. 201509250097439 Register's Office for Davidson County, Tennessee, dated September 24, 2015 and recorded on September 25, 2015.

Being the same property conveyed to Theodore J. Pins by Quitclaim Deed from Shasta Pins of record in Instrument No. 200907010061533 Register's Office for Davidson County, Tennessee, dated June 25, 2009 and recorded on July 01, 2009.

Being the same property conveyed to Theodore J. Pins, a married man by Warranty Deed from Bristol West End Ventures, Inc. a Tennessee Corporation of record in Instrument No. 200710040118484 Register's Office for Davidson County, Tennessee, dated September 28, 2007 and recorded on October 04, 2007.

This conveyance is subject to:

- Taxes for the year 2025 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20060801-0093560, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20070503-0053313, amended in Instrument No. 20070629-0077729, Instrument No. 20081016-0104201, Instrument No. 20101130-0095113, Instrument No. 20151228-0130187, Instrument No. 20170316-0025728, Instrument No. 20170816-0083852, Instrument No. 20171208-0125448, Instrument No. 20180213-0014078, Instrument No. 20181214-0121640, Instrument No. 20190318-0024128, Instrument No. 20190624-0060657, Instrument No. 20210304-0028708 and Instrument No. 20240508-0033866 Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20050105-0001970 in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the As-Built Survey and Plan attached as Exhibit "C" to the aforementioned Master Deed as subsequently amended.
- Subject to the By-Laws of Bristol West End Condominium Association, Inc. attached as Exhibit "B" to the aforementioned Master Deed as subsequently amended.
- Subject to the Charter of Bristol West End Condominium Association, Inc. attached as Exhibit "G" to the aforementioned Master Deed as subsequently amended.
- Easement for sanitary sewers and/or storm drainage, water mains and appurtenances of record in Instrument Number 20040615-0070569, in the Register's Office for Davidson County, Tennessee.
- Easement for construction and access of record in Instrument Number 20060320-0031877 and re-recorded in Instrument No. 20060405-0039176, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20050603-0062976, in the Register's Office for Davidson County, Tennessee.
- Twenty foot (20') sanitary sewer easement along the Easterly lot line of Lot 20 and the Westerly lot lines of Lots 4, 5, 6 and 7, as shown on the ALTA/ACSM Survey dated August 3, 2004, last revised May 9, 2005, by Robert M. Searson, Tenn. R.L.S. No. 1666.
- Urban Zoning Overlay of record as Metro Ordinance No. B62000-364 made applicable by Ordinance No. BL2000-476 of record in The Metropolitan Clerk's Office for Davidson County, Tennessee.
- Assignment of Developer's Rights of record in Instrument Number 20071227-0148043, 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: **3000 Vanderbilt Pl Unit 322, Nashville, Tennessee 37212**.

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 21st DAY OF OCTOBER, 2024.

Radius Rentals, LLC

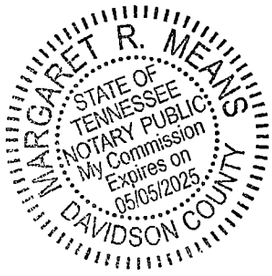
BY: _____
Theodore Pins
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THEODORE PINS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of RADIUS RENTALS, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 21st of October, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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