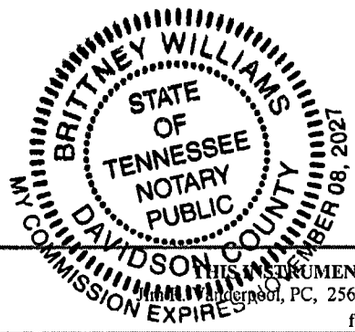
Karen Johnson
Batch # 1197587
10/24/2024 10:36:53 AM
Fees: $18.00 Taxes: $2,146.00

Davidson County
DEEDWARR
3 pgs

20241024-0082667

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $580,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 17TH DAY OF OCTOBER, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11-8-2027

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jumper Underwood, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 24-3266LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the newowner	MAP-PARCEL
Andrew Glass	New Owner	
113 Jefferson Square		131 05 0A 113.00
Nashville, TN 37215		

FOR AND IN 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, WE,

LEIGH ANNE PICKUP, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ANDREW GLASS, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. C-133 on the plan of Section One, Jefferson Square Townhouses, Condominium Apartments, a horizontal property regime, of record in Book 4675, Page 12, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 4731, Page 332 as amended in Book 5826, Page 693, Book 8550, Page 3 and Instrument No. 20100503-0033416. All in said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Jefferson Square, Section One, Condominium Apartments, contained in the Master Deed and the by-laws appended thereto, recorded in Book 4731, Page 341 as amended in Book 5676, Page 31, Book 5700, Page 719, Book 8036, Page 54, Book 8057, Page 179 and Book 8550, Page 973, and by-laws of record in Book 8231, Page 418 and Book 9276, Page 249, all in said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Leigh Anne Pickup from Joshua Curtis and wife, Meredith Curtis by Warranty Deed date August 27, 2020 and recorded September 8, 2020 in Instrument No. 20200908-0101792, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

7. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable.

8. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

9. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1.

10. Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Plat Book 4675, Page 12 and Plat Book 4460, Page 198, of the Public Records of Davidson County, Tennessee.

11. Restrictive covenants, conditions, and easement(s) contained in instrument recorded in Book 4731, Page 332, said document being amended by instrument recorded in Book 5862, Page 693, Book 8550, Page 3, Instrument No. 20051027-0130020 and Instrument No. 20100503-0033416, all of the Public Records of Davidson County, Tennessee.

12. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Jefferson Square, Section One, Condominium Apartments, contained in the Master Deed and the by-laws appended thereto, recorded in Book 4731, Page 341 as amended in Book 5676, Page 31, Book 5700, Page 719, Book 8036, Page 54, Book 8057, Page 179 and Book 8550, Page 973, and by-laws of record in Book 8231, Page 418 and Book 9276, Page 249, all of the Public Records of Davidson County, Tennessee.

13. As to all Restrictions set forth above, the following is added: but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenants(s): (a) is/are exempt under Chapter 42, Section 3607 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons.

14. Charter of record in Book 8485, Page 642, Book 8556, Page 701, Instrument No. 20000209-0013274 and Instrument No. 20000209-01327 of the Public Records of Davidson County, Tennessee.

15. Grant of Overhead Line Easement to Metropolitan Government of Davidson County, acting by and through the Electric Power Board of record in Instrument Number 20020122-000826, of the Public Records of Davidson County, Tennessee.

16. Grant of Easement to Comcast of Nashville of record in Instrument Number 20130517-0050158, of the Public Records of Davidson County, Tennessee.

17. Rights of adjoining owners to party wall(s) located partly on the Land.

18. Subject to rights of others in and to the common areas and/or elements.

This is improved property known as 113 Jefferson Square, Nashville, TN 37215

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 4th day of October, 2024.

Leigh Anne Pickup

Leigh Anne Pickup

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, LEIGH ANNE PICKUP, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

☑ *"Personally " shall mean: Personally appeared by audio-video communication*

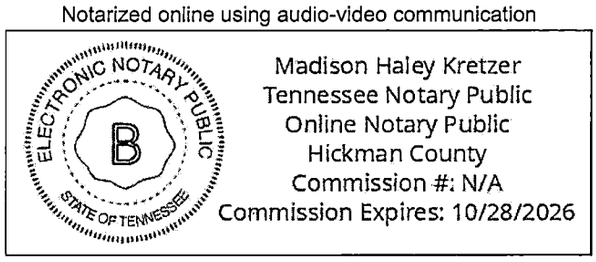
Witness my hand and official seal at Franklin, Tennessee, this 4th day of October, 2024.

Madison Haley Kretzer

Notary Public

My Commission Expires: 10/28/2026

Notarized online using audio-video communication



Certificate of Authenticity

I, Shiva Kingsley, 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 this 23RD day of October, 2024.

Date

Affiant Signature

10/23/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23RD day of October, 2024.

Notary's Signature

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

My Commission Expires: 03/20/28
Date

Notary's Seal (if on paper)