# WARRANTY DEED

Karen Johnson Davidson County
Batch # 1198798 DEEDWARR
10/30/2024 02:15:07 PM 2 pgs
Fees: $13.00 Taxes: $1,524.40

20241030-0083681

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 05/08/28

(AFFIX SEAL)

DANA DELWORTH STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05/08/2028

**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) |
|---|---|---|
| **Jack Piratas Partnership** | **NEW OWNER** | |
| (NAME) | (NAME) | **104-06-0A-048.00-CO** |
| **3415 West End Avenue** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37203** | | |
| (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, **RICHARD M. TRUE AND SPOUSE, SHAO CHUN MA,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JACK PIRATAS PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP,** 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 No. 512 of Continental Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of Continental Condominiums of record in Book 5862, Page 589, as amended in Instrument Number 20051024-0128399 and By-Laws of record in Book 5862, Page 626, as amended in Book 6135, Page 788, and Book 6435, Page 549, and being shown on plats of record in Book 5200, Page 399, Book 6135, Page 788, Book 6435, Page 549, and Book 6900, Page 43, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Richard M. True and Shao Chun Ma, tenants in common with right of survivorship by Warranty Deed from The Estate of Ralph W. Baugh, Jr of record in Instrument No. 20101221-0101532 Register's Office for Davidson County, Tennessee, dated December 21, 2010 and recorded on December 21, 2010.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- All matters shown on the Plan of record in Book 5200, Pages 399 through 401, inclusive, as amended in Book 6135, Page 788 and further amended in Book 6435, Page 549, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Book 6900, Page 43, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Continental Condominiums of record in Book 5862, Page 589, amended in Book 6135, Page 788, Book 6435, Page 549 and Book 7475, Page 137, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5862, Page 589 (starting on page 626), in the Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Book 5864, Page 834, in the Register's Office for Davidson County, Tennessee.
- Resolution of record in Book 7461, Page 217 and Instrument No. 20051024-0128399, in the Register's Office for Davidson County, Tennessee.
- Overhang Easement of record in Book 4825, Page 592, in the Register's Office for Davidson County, Tennessee.

- Memorandum of Agreement between Continental Homeowners' Association, Inc. and Nextel South Corp. of record in Instrument Number 20010514-0049446, 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: **3415 West End Avenue Unit 512, 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 ~~25th~~ 22nd DAY OF OCTOBER, 2024.

Richard M. True

Shao Chun Ma

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD M. TRUE, 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 ~~25th~~ 22nd of October, 2024.

Notary Public
My Commission Expires: 3/28/2028
(SEAL)

NORMAN KANTROWITZ
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03/28/2028

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHAO CHUN MA, 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 ~~25th~~ 22nd of October, 2024.

Notary Public
My Commission Expires: 3/28/2028
(SEAL)

NORMAN KANTROWITZ
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
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**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212