Name and Address of New Owner:
Londyn Eberhardt and Jordan Fotheringhame
511C Stevenson Street
Nashville, Tennessee 37209

Send Tax Bills To:
Same as New Owner's

Karen Johnson Davidson County
Batch # 1198920 DEEDWARR
10/30/2024 03:59:26 PM 2 pgs
Fees: $13.00 Taxes: $2,516.00
20241030-0083842

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 091-13-2O-001-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Joseph Stevens and Clara Stevens, husband and wife**, "the Grantors ," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **Londyn Eberhardt and Jordan Fotheringhame, a Married Couple,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 511C on the Plan of 511C & 511D Stevenson St, Horizontal Property Regime with Private Elements Located at Nashville Davidson County Tennessee and Described in a Mater Deed Established Horizontal Property Regime for 511C & 511D Stevenson Street, of record as instrument no. 20201013-0119028, Register's Office for Davidson County, Tennessee, to Which reference is hereby made. The Easements, Restrictive, Covenants Conditions and Regulations imposed upon and relating to the units, Property, C-Owners and tenants of 511C & 511D Stevenson Street, a Horizontal Property Regime with private Elements Contained in said Declaration, the plat field as Exhibit "B" to said Declaration appearing is Instrument No. 20201013-0119028, and bylaws Appended thereto as Exhibit "C" both in Said Register's Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and Description of said Unit: also of record in Plat book 332, Page 127, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Joseph Stevens and Clara Stevens, husband and wife, by Warranty Deed from Music City 07 Investments, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220427-0048781 Register's Office for Davidson County, Tennessee, dated April 19, 2022 and recorded on April 27, 2022.

Being improved property known as **511C Stevenson Street, Nashville, Tennessee 37209.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-ORE-24-511C

Grantors covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the ~~25th~~ 24th day of October, 2024.

_____(SEAL)
Joseph Stevens

_____(SEAL)
Clara Stevens

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joseph Stevens and Clara Stevens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this ~~25th~~ 24th day of October, 2024.

_____
Notary Public
My commission expires: 7-5-26

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $680,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
25th day of October, 2024.

_____
Notary Public
My commission expires:_____

STEPHANIE WOODALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

File No. GNT-24-3634