Karen Johnson Davidson County
Batch # 1203261 DEEDWARR
11/12/2024 11:56:25 AM 2 pgs
Fees: $13.00 Taxes: $3,145.00
20241112-0087712

This instrument prepared by
DYER LAND TITLE COMPANY, INC.
314 N. CHURCH AVE
DYERSBURG, TENNESSEE

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That 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 which is hereby acknowledged, **Z PROPERTIES, LLC, dba, 315 E. TICKLE, LLC, a Tennessee Limited Liability Company,** has bargained and sold and by these presents do hereby transfer and convey unto **BEN T RUDD,** and unto his heirs and assigns, the following described real estate, to wit:

Land in Davidson County, Tennessee, being a certain condominium located in Davidson County, Tennessee, being Unit No. 1614 Horizontal Property Regime of Viridian Condominium, a Condominium Development established pursuant to the provision 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 of record in Instrument Number 20061004-0122833, as amended in Instrument No. 20061004-0122834, Instrument No. 20070711-0082578, Instrument No. 20100616-0046702, together with Attorneys Certificate of record in Instrument Number 20061004-0122836, and further amended in instrument No. 20111006-0077592 in 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 to said Master Deed.

Map-Parcel Number: 093-06-1J-106.00-CO
Property Address: 415 Church St. Unit #1614 Nashville, TN 37219

This being the same property conveyed unto 315 E. Tickle LLC, a Tennessee Limited Liability Company by Warranty Deed from Kimberly D. Shacklock recorded May 04, 2023 in Instrument No. 20230504-0033358 in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said above described real estate, together with all improvements and appurtenances thereunto belonging unto the said GRANTEE, and unto his heirs and assigns, forever.

THE GRANTOR COVENANTS with the Grantee herein that it is lawfully seized and possessed of the above described real estate, has a good and lawful right to sell and convey the same, and that said real estate is unencumbered.

THE GRANTOR FURTHER COVENANTS and binds itself, its heirs and representatives, that it will forever warrant and defend the title to the real estate unto the Grantee herein, his heirs and assigns, against the lawful claims and demands of all persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto set my signature.

Z Properties, LLC dba 315 E Tickle LLC

BY: _____
Elliot E. Kurban as Member

STATE OF TENNESSEE
COUNTY OF DER

On this day personally appeared before me, the undersigned notary public in and for the county and state aforesaid, **ELLIOT E. KURBAN**, with whom I am personally acquainted and who acknowledged himself to be a member of Z Properties, LLC dba 315 E Tickle LLC, a Tennessee Limited Liability Company the within named bargainor, and that he in such capacity, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself in such capacity.

WITNESS MY HAND AND NOTARIAL SEAL of office, in said state and county aforesaid, this the 4th day of November, 2024.

LONDYN VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
DYER COUNTY
MY COMMISSION EXPIRES AUGUST 15 2026

_____
NOTARY PUBLIC
My Commission Expires: 8-15-26

STATE OF TENNESSEE
COUNTY OF ~~DYER~~ DAVIDSON

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater, is **$850,000.00**, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

_____
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF November, 2024

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
NOTARY PUBLIC
My Commission Expires: 5/8/28

NEW OWNER AND PERSON
RESPONSIBLE FOR TAXES:

BEN T. RUDD
5 PORTOFINO DRIVE
SUITE 2002
PENSACOLA BEACH, FL 32561

return to
RUDY TITLE & ESCROW, LLC
2012 21ST AVENUE SOUTH
NASHVILLE, TN 37212
FILE NUMBER MJ-OR-24-415-1614