WARRANTY DEED

Karen Johnson Davidson County
Batch# 1203473 DEEDWARR
11/13/2024 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $2,294.00
20241113-0088137

G-CT-24-1015-B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JENNIFER L. PENNELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DICKSON MY COMM. EXPIRES JUNE 23, 2026

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)
Maxwell John Dedobbelaere	New Owner	
(NAME)	(NAME)	**070-07-0Z-002.00CO**
1015 Alice Street #B		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(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, **NATHAN/DALE STOOPS REAL ESTATE, LLC, A LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MAXWELL JOHN DEDOBBELAERE, A SINGLE PERSON,** 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:

1015B

Land in Davidson County, Tennessee, being Unit No. B, on the Plan of Ten-Fifteen Alice Street, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20210930-0131773, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Nathan/Dale Stoops Real Estate, LLC by Warranty deed from Luquetta A. Ferby, married of record in Instrument No. 20210406-0045075 Register's Office for Davidson County, Tennessee, dated April 05, 2021 and recorded on April 06, 2021.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20210930-0131773, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20211018-0139826, 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: **1015 Alice Street #B, Nashville, Tennessee 37218**.

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 8th DAY OF NOVEMBER, 2024.

Nathan/Dale Stoops Real Estate, LLC

BY: _____
Margaret Means
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET MEANS, 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 AUTHORIZED AGENT of NATHAN/DALE STOOPS REAL ESTATE, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th of November, 2024.

_____
Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

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

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 NOV. 8, 24 (date of document).

Jennifer L. Pennell

Nov 8, 24

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 8 day of Nov, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

