WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $432,000 00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF NOVEMBER, 2024

Notary Public

MY COMMISSION EXPIRES

MISTY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 02-13-2027

B-P-24-542-220

Karen Johnson Davidson County
Batch # 1206595 DEEDWARR
11/19/2024 11 24 34 AM 2 pgs
Fees $13 00 Taxes $1,598 40

20241119-0089640

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)
Vincent Raucoules and Rossana S. Raucoules	**New ~~Owner~~ Owner**	
(NAME)	(NAME)	**105-11-1O-042.00-CO**
542 Southgate Avenue #220	**542 Southgate Avenue #220**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	**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, **SOUTHGATE COMMONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VINCENT RAUCOULES AND ROSSANA S. RAUCOULES, A MARRIED COUPLE,** 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

Being a certain condominium apartment situated within Davidson County, Tennessee, being Unit No. 42, together with the appurtenant interest in the common elements of Southgate Commons Condominiums, a Condominium Development, created under Title 66, Section 27-201, et seq., as amended, Tennessee Code Annotated, and as established under the Declaration of Covenants, Conditions and Restrictions for Southgate Commons Condominiums, a Condominium Development, of record in Instrument No. 20200427-0043800, as amended in Instrument No 20200513-0049627, Instrument No. 20230404-0024550, and Instrument No 20230406-0025100, Register's Office for Davidson County, Tennessee. Said Unit being also depicted on Exhibit D Site Plan/Plat Exhibits of Declaration of Covenants, Conditions and Restrictions, as amended

Being a portion of the property conveyed to Southgate Commons, L.L.C, a Tennessee limited liability company, by Warranty Deed from Donnell W Howse, dated October 25, 2019, of record in Instrument No 20191028-0110249, and by Warranty Deed from The Cumberland Holdings Company, LLC, a Tennessee limited liability company, dated October 25, 2019, of record in Instrument No. 20191028-0110250, Register's Office for Davidson County, Tennessee. AND Being a portion of the property conveyed to Southgate Commons, L.L.C., a Tennessee limited liability company, by Quitclaim Deed from Southgate Commons, L.L.C, a Tennessee limited liability company, and Douglas S. Hale, Trustee, dated May 26, 2020, of record in Instrument No. 20200527-0054283, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 70, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20200424-0043303, Instrument No. 20200427-0043795, Instrument No. 20200427-0043800 and amended in Instrument No. 20200513-0049627, Instrument No 202304040024550 and Instrument No 202304060025100, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20180808-0078102, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument Number 20180822-0083391, Instrument No. 20180822-0083393, Instrument No. 20180822-0083395, Instrument No. 20180822-0083396, Instrument No. 20180822-0083398 and Instrument No 20190327-0027589, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Underground Utility Easement to the Metropolitan Government of

Nashville and Davidson County, acting by and through the Electric Power Board of Said Government of record in Instrument Number 20200720-0079311, in the Register's Office for Davidson County, Tennessee
• Agreement for Dedication of Easement for Access of record in Instrument Number 20201103-0128431, in the Register's Office for Davidson County, Tennessee.
• Subject to those matters according to a survey by James G. Terry, dated March 6, 2018 as revised October 22, 2019.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **542 Southgate Avenue #220, 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 8 DAY OF OCTOBER, 2024

Southgate Commons, LLC, a Tennessee limited liability company

BY _____
Anthony E. Ewing
Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANTHONY E EWING, 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 MEMBER of SOUTHGATE COMMONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED MEMBER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 10th of October, 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