Karen Johnson
Batch # 1206817
11/20/2024 08:37:18 AM
Fees: $18.00 Taxes: $1,665.00
Davidson County
DEEDWARR
3 pgs
20241120-0090016

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-3-25

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

DM-JL-24-1500-202

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)
Janna Maples	**Legacy Home Loans, LLC DBA Steadfast Mortgage**	
(NAME)	(NAME)	
1500 4th Ave N Unit 202	**Attn: Walter Claud**	**082-09-0J-005.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**White House, TN 37188**	
(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, **JESSICA LIMA, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JANNA MAPLES, UNMARRIED,** 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. 4202 on the Master Deed establishing The Morgan Park Place Condominiums, a Horizontal Property Regime, created under Title 66, Chapter 27, Section 101-103, et seq. amended, Tennessee Code Annotated and as established by a Master Deed of record in Instrument No. 20050831-0104621, as amended in Instrument Nos. 20051110-0136248, 20060516-0057286, 20061023-0131222, 20070402-0038744, 20070724-0087901, 20071010-0120740, 20100622-0048863 and 20140408-0029304, as Scrivener's Affidavit recorded in Instrument No. 20140425-0035118 and Assignment of Declarant's Rights recorded in Instrument No. 20150102-0000052, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the map of Nashville Horticultural Society Plan in Plat Book 2, Page 30, Chancery Court at Nashville, Tennessee.

Being the same property conveyed to Jessica Lima, unmarried by Warranty Deed from Michelle Maldonado, married of record in Instrument No. 20210427-0055734 Register's Office for Davidson County, Tennessee, dated April 22, 2021 and recorded on April 27, 2021.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Map of the Nashville Horticultural Society Plan of record in Book 2, Page 30, Chancery Court at Nashville, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed and By-Laws establishing a Horizontal Property Regime of Morgan Park Place Condominiums of record in Instrument No. Instrument No. 20050831-0104621, as amended in Instrument No. 20051110-0136248, Instrument No. 20060516-0057286, Instrument No. 20061023-0131222, Instrument No. 20070402-0038744, Instrument No. 20070724-0087901, Instrument No. 20071010-0120740, Instrument No. 20100622-0048863, Instrument No. 20140408-0029304, and further amended in Instrument No. 20140408-0029304 as corrected by Scrivener's Affidavits in Instrument No. 20140425-0035118 and Instrument No. 20150910-0092062, in the Register's Office for Davidson County, Tennessee.
- Assignment of Declarant's Rights of record in Instrument No. 20151012-0000052, in the Register's Office for Davidson County, Tennessee.

- Charter for Morgan Park Place Condominium Association, Inc., (DBA Morgan Park Place East), of record in Instrument No. 20051114-0137058, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument No. 20050719-0083911, 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 No. 20100112-0002819, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1500 4th Ave N Apt. 202, Nashville, Tennessee 37208**.

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 12th DAY OF NOVEMBER, 2024.

Jessica Lima

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JESSICA LIMA, 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 12th of November, 2024.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

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

CERTIFICATE OF AUTHENTICITY

I, Dawn Martin, 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 November 14, 2024.

Dawn Martin

Affiant Signature

Date November 14, 2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of November, 2024.

S Chapel Drummond

Notary's Signature

MY COMMISSION EXPIRES: 11-3-25

