THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 241049124

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $815,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of November, 2024.

Notary Public
My Commission Expires: 5-5-25

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

Karen Johnson
Batch # 1207737
11/21/2024 03 18 08 PM
Fees $13 00 Taxes $3,015 50

Davidson County
DEEDWARR
2 pgs

20241121-0091231

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mackenzie Tomson Rodamaker 811 45th Avenue North Nashville TN 37209	Same as NEW OWNER	Tax Parcel ID No. 091-12-0-023.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William S. Conaway, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mackenzie Tomson Rodamaker, single**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 114, in Block No. 63 on the Map entitled No. 1 Plan of West Nashville, of record in Plat Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee and now known as Lot 110, The Row at 45th, established by Declaration of record in Instrument No. 20170831-0089676, as amended in Instrument No. 20171002-0100812, Register's Office for Davidson County, Tennessee as shown on Exhibit C to the aforementioned Declaration.

Being the same property conveyed to William S. Conaway, an unmarried man by Warranty Deed from L & S Development, LLC, a Tennessee limited liability company of record in Instrument No. 20180108-0002270 Register's Office for Davidson County, Tennessee, dated December 29, 2017 and recorded on January 08, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2025, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 57, Page (s) 74 and 75, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20170831-0089676, and Amended in Instrument No. 20171002-0100812, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
Declaration on Common Driveway Easement of record in Instrument Number 20170831-0089677, in the Register's Office for Davidson County, Tennessee.

Charter of record in Instrument Number 20170831-0089675, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 811 45th Avenue North Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor warrants this instrument is effective as of the 20th day of November, 2024.

William S. Conaway by James Alexander
as Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Alexander, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for William S. Conaway, and that he is authorized by William S. Conaway, to execute this instrument on his behalf.

WITNESS my hand, at office, this 18th day of November, 2024.

Notary Public

My Commission Expires: _____

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Sep 21, 2026

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # G-RT-24-811