BOX #14

G#37604-2

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1208789 DEEDWARR
11/27/2024 09:35:24 AM 2 pgs
Fees: $13.00 Taxes: $1,826.88
20241127-0092796

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$493,750.00.**

Affiant

Subscribed and sworn to before me, this the 26th day of November, 2024.

Notary Public

My commission expires: 12/14/24

(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Timothy L. Bennett and Jesus Berdeja	**"New Owners"**	**082 09 0 Q 016 00 CO**
1219 4th Avenue North		
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Benjamin Price, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Timothy L. Bennett and spouse, Jesus Berdeja, as tenants by the entirety

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a certain Condominium in Davidson County, Tennessee, being Unit No. 1219, as specified on the Plat shown in the Master Deed, on the Plan of 4th & Monroe Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for 4th & Monroe Condominiums, of record in Instrument No. 20070619-0073328 amended in Instrument No. 20080122-0006730, Instrument No. 20080606-0058487, Instrument No. 20100625-0049730, and Amended and Restated in Instrument No. 20120824-0076410, and further amended in Instrument No. 20130411-0035975, Instrument No. 20130718-0074552, Instrument No. 20150130-0009095, and Instrument No. 20160119-0004667, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of 4th & Monroe Condominiums, for placement of Units, as shown on Exhibit "D" to the Amended and Restated Master Deed of record in Instrument No. 20120824-0076410, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Benjamin Price, single, by Warranty Deed dated January 30, 2020, from Kathryn G. Scott, of record in Instrument No. 20200131-0011788, Register's Office for Davidson County, Tennessee.

THE property conveyed herein is not the place of residence of the Grantor or his spouse.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan as set out on Exhibit "D" to the Amended and Restated Master Deed of record in Instrument No. 20120824-0076410, said Register's Office for Davidson County, Tennessee;

2) The Premises herein conveyed is a condominium apartment established pursuant to all 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 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of for 4th & Monroe Condominiums, of record in Instrument No. 20070619-0073328 amended in Instrument No. 20080122-0006730, Instrument No. 20080606-0058487, Instrument No. 20100625-0049730, and Amended and Restated in Instrument No. 20120824-0076410, and further amended in Instrument No. 20130411-0035975, Instrument No. 20130718-0074552, Instrument No. 20150130-0009095, and Instrument No. 20160119-0004667, said Register's Office;

3) Transfer of Declarant's Rights of record in Instrument No. 20110128-0008010, said Register's Office;

4) Charter of 4th & Monroe Community Association, Inc., of record in Instrument No. 20070621-0074453, said Register's Office;

5) All matters shown on the Plan of record in Plat Book 7900, Page 323, said Register's Office;

6) Stormwater Detention Agreement of record in Instrument No. 20070320-0033396, said Register's Office;

7) Restrictive Covenants for Detached Structure of record in Instrument No. 20080520-0051495, Instrument No. 20080520-0051496, Instrument No. 20080520-0051497, Instrument No. 20080520-0051498, and Instrument No. 20080520-0051499, said Register's Office;

8) Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20090721-0068097, said Register's Office;

9) Easement for Use of Dumpster of record in Instrument No. 20130528-0053582, said Register's Office;

10) Restrictive Covenants for the Phillips-Jackson Redevelopment Plan of record in Book 9183, Page 130, amended in Book 11625, Page 280, Instrument No. 20020425-0051069, Instrument No. 20130903-0092714, and Instrument No. 20130903-0092717, said Register's Office; and,

11) Taxes for the current year which have been prorated and were paid by the Grantor herein and the Grantees herein assume any subsequent years property taxes, not yet due and payable.

This is improved property, known as: **1219 4th Avenue North, Nashville, TN 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 GRANTEES 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 GRANTEES, 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 **26th** day of **November, 2024.**

Ben Price

Benjamin Price

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Benjamin Price,** the within named seller, 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.

Witness my hand and official seal at Nashville, Tennessee, this **26th** day of **November, 2024.**

M Boyd

Notary Public

My Commission Expires: 5/7/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON