WARRANTY DEED

Karen Johnson
Batch # 1221773
12/31/2024 08 03 43 AM
Fees $13 00 Taxes $2,146 00

Davidson County
DEEDWARR
2 pgs

20241231-0101226

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

DM-EXP-24-542-228

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF DECEMBER, 2024

Notary Public

MY COMMISSION EXPIRES 03-16-26

(AFFIX SEAL)

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)
Andrews Farms, LLC	**New owner**	
(NAME)	(NAME)	**105-11-1O-049 00-CO**
1810 Harlan Street		
(ADDRESS)	(ADDRESS)	
Falls City, NE 68355		
(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 **ANDREWS FARMS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY,** 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 49 on the Plan of Southgate Commons, a Condominium development, as attached as Exhibit D to the Declaration of Covenants, conditions, and Restrictions of Southgate Commons Condominiums, a Condominium development, of record in Instrument # 20200427-0043800, as amended in Instrument # 20200513-0049627, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Southgate Commons, L L C , a Tennessee limited liability company by Warranty Deed from The Cumberland Holdings Company, LLC, a Tennessee limited liability company of record in Instrument No 20191028-0110250 Register's Office for Davidson County, Tennessee, dated October 25, 2019 and recorded on October 28, 2019

Being a portion of the same property conveyed to Southgate Commons, L L C , a Tennessee limited liability company of record in Instrument No. 20200527-0054283 Register's Office for Davidson County, Tennessee, dated May 26, 2020 and recorded on May 27, 2020

Further being the same property mistakenly conveyed to Brett Thomas Parks and Laura Lynch Parks, husband and wife by Warranty Deed from Southgate Commons, LLC, a Tennessee limited liability company of record in Instrument No 20230410-0025692 Register's Office for Davidson County, Tennessee, dated April 5, 2023 and recorded on April 10, 2023

The subject property having subsequently been re-conveyed to Southgate Commons, LLC, a Tennessee Limited Liability Company, in order to correct the aforesaid erroneous conveyance above, by Deed of Correction Warranty Deed recorded on April 9, 2024 in Instrument No 20240409-0025275 Register's Office for Davidson County, Tennessee

This conveyance is subject to·

- Taxes for the year 2024, a lien due and payable, but not delinquent
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 70, 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 20200424-0043303, Instrument No. 20200427-0043795, Instrument No 20200427-0043800 and Affidavit record in Instrument No 20231214-0096692 and amended in Instrument No 20200513-0049627, Instrument No 202304040024550 and Instrument No 202304060025100 and Amendment Instrument No 20231214-0096695, 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 and Scriveners Affidavit record in Instrument No. 20240105-0001149, 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, Unit 228, 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 10 DAY OF DECEMBER, 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 10 of December, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

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