WARRANTY DEED

S. CHAPEL DRUMMOND NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-03-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $511,400 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF DECEMBER, 2024

Notary Public

MY COMMISSION EXPIRES 11-3-25

(AFFIX SEAL)

DM-HVC-21-3028-29

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Davidson County
DEEDWARR
Karen Johnson
Batch # 1222874
01/02/2025 03 07 55 PM
2 pgs
Fees $13 00 Taxes $1,892 18
20250102-0000367

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	
Richard Finley	same as NEW OWNER	
(NAME)	(NAME)	**072 05 0N 029 00**
780 S Collier Blvd Unit 603		
(ADDRESS)	(ADDRESS)	
Marco Island, FL 34145		
(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, **HIGH VIEW COTTAGES 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 **RICHARD FINLEY AND,** 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

A certain unit located in Davidson County, Tennessee, being known and designated as Unit 29 of High View Cottages, A Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing High View Cottages, A Townhouse Planned Unit Development, a Horizontal Property Regime, of record in Instrument No 20201216-0148666, as amended in Instrument No's 20210204-0016516 and 20230406-0025206, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration, together with a percentage interest in the common elements as set forth in said Declaration

Being a part of the same property conveyed to High View Cottages LLC, a Tennessee limited liability company, by Warranty Deed from LVH, LLC, a Tennessee limited liability company, of record in Instrument No 20200923-0109424, in the Register's Office for Davidson County, Tennessee, dated September 23, 2020 and recorded on September 23, 2020 Also see Scrivener's Affidavit recorded in Instrument No 20210503-0058958, Register's Office of Davidson County, Tennessee

This conveyance is subject to·

- Taxes and assessments for the year 2024 now due and payable
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Walnut Grove Subdivision of Lot No 5, Stull Tract, as recorded in Plat Book 332, Page(s) 34
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing High View Condominium of record in Instrument No 20200922-0108662, also subject to easements, rights and interests 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
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No 20201216-0148666, as amended in Instrument No's 20210204-0016516 and 20230406-0025206
- Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No 20200910-0103453
- Easement for Ingress and Egress, recorded in Book 4103, Page 745
- Easement for Water Tank Drain Line and Appurtenances, recorded in Book 5559, Page 569
- Easement for Right-of-Way for Street Purposes and Right of Entry for Temporary Construction Purposes, recorded in Book 8463, Page 305
- Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps, Appurtenances, recorded in Instrument No's 20201102-0127504 and 20201102-0127506
- Easement for Pedestrian Access, recorded in Instrument No 20201201-0139236
- Easement for Broadband Communications System, recorded in Instrument No 20210526-0071168
- Easement for Permanent Shared Access, recorded in Instrument No 20231218-0097261

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3028 Edwin Circle, Nashville, Tennessee 37207**

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 20th DAY OF DECEMBER, 2024

High View Cottages LLC

BY _____
Adam Jefferson
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADAM JEFFERSON, 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 AGENT of HIGH VIEW COTTAGES LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 20th of December, 2024.

_____
Notary Public
My Commission Expires _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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