Karen Johnson Davidson County
Batch# 1224871 DEEDWARR
01/09/2025 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20250109-0001934

WARRANTY DEED

ALICIA R. HAMILTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/21/25
COUNTY OF WILLIAMSON

G-C-25-3000-322

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JANUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: _____
(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)
John Patrick McCarthy and Stephanie McCarthy	**New Owners**	
(NAME) **3000 Vanderbilt Place #322**	(NAME) **2006 Poplar Ridge Road**	**104-02-4B-322.00-CO**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS) **Pasadena, MD 21122**	
(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, **MARY FRANCES RUDY, MARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN PATRICK MCCARTHY AND STEPHANIE MCCARTHY, HUSBAND AND WIFE,** 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 Condominium located in Davidson County, Tennessee, being Unit No. 322 of Bristol West End, a Condominium Development, 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, under the Master Deed Establishing Bristol West End, a Condominium Development, of record in Instrument No. 20070503-0053313, Amended in Instrument No.20070629-0077729, Register's Office for Davidson County, Tennessee and Subject to the Provisions and Requirements Thereof, and the By-Laws for the Administration thereof, and all 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 thereof, said Unit being depicted on Exhibit "C" to said Master Deed together with a Percentage interest in the Common Elements and voting Percentage as set forth in Exhibit "D" to said Master Deed, as Amended in Instrument Number 20070629-0077729, said Register's Office.

Being the same property conveyed to Mary Frances Rudy, married by Warranty Deed from Radius Rentals, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20241024-0082635 Register's Office for Davidson County, Tennessee, dated October 21, 2024 and recorded on October 24, 2024.

The above referenced property was investment property and has never been the principal marital residence for the Grantor.

This conveyance is subject to:
• Taxes for the year 2025 and subsequent years, a lien not yet due and payable.
• Subject to all matters shown on the Plan of record as Instrument Number 20060801-0093560, Register's Office of 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 20070503-0053313, amended in Instrument No. 20070629-0077729, Instrument No. 20081016-0104201, Instrument No. 20101130-0095113, Instrument No. 20151228-0130187, Instrument No. 20170316-0025728, Instrument No. 20170816-0083852, Instrument No. 20171208-0125448, Instrument No. 20180213-0014078, Instrument No. 20181214-0121640, Instrument No. 20190318-0024128, Instrument No. 20190624-0060657, Instrument No. 20210304-0028708 and Instrument No. 20240508-0033866 and Instrument No. 20240521-0037809, Register's Office for Davidson County, Tennessee.
• Restrictions of record as Instrument Number 20050105-0001970 in the Register's Office for Davidson County, Tennessee.
• Subject to all matters shown on the As-Built Survey and Plan attached as Exhibit "C" to the aforementioned Master Deed as subsequently amended.
• Subject to the By-Laws of Bristol West End Condominium Association, Inc. attached as Exhibit "B" to the aforementioned Master Deed as subsequently amended.

• Subject to the Charter of Bristol West End Condominium Association, Inc. attached as Exhibit "G" to the aforementioned Master Deed as subsequently amended.
• Easement for sanitary sewers and/or storm drainage, water mains and appurtenances of record in Instrument Number 20040615-0070569, in the Register's Office for Davidson County, Tennessee.
• Easement for construction and access of record in Instrument Number 20060320-0031877 and re-recorded in Instrument No. 20060405-0039176, in the Register's Office for Davidson County, Tennessee.
• Storm Water Detention Agreement of record in Instrument Number 20050603-0062976, in the Register's Office for Davidson County, Tennessee.
• Twenty foot (20') sanitary sewer easement along the Easterly lot line of Lot 20 and the Westerly lot lines of Lots 4, 5, 6 and 7, as shown on the ALTA/ACSM Survey dated August 3, 2004, last revised May 9, 2005, by Robert M. Searson, Tenn. R.L.S. No. 1666.
• Urban Zoning Overlay of record as Metro Ordinance No. B62000-364 made applicable by Ordinance No. BL2000-476 of record in The Metropolitan Clerk's Office for Davidson County, Tennessee.
• Assignment of Developer's Rights of record in Instrument Number 20071227-0148043, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3000 Vanderbilt Place #322, Nashville, Tennessee 37212**.

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 8th DAY OF JANUARY, 2025.

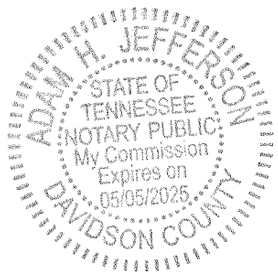
Mary Frances Rudy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY FRANCES RUDY, 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 8th of January, 2025.

Notary Public
My Commission Expires: 5-5-25
(SEAL)



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

Certificate of Authenticity

I, Scott Hubbard, 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

1/8/25.

Date

Affiant Signature

January 8, 2025

State of TN
County of Williamson

Sworn to and subscribed before me this 8th day of January, 2025

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

