Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 400
Nashville, TN 37215

# WARRANTY DEED

CARLTON HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

MJ-OR-24-110-407

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $925,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th 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

Karen Johnson
Batch # 1226285
01/14/2025 11:23:19 AM
Fees: $13.00 Taxes: $3,422.50

Davidson County
DEEDWARR
2 pgs

20250114-0002877

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | |
|---|---|---|
| **Rolf Parker Griffith, III** | **NEW OWNER** | |
| (NAME) | (NAME) | **104-02-4C-029.00-CO** |
| **110 31st Ave** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37203** | | |
| (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, **MICHAEL J. REGIER AND GORDON T. KENDALL, A MARRIED COUPLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROLF PARKER GRIFFITH, III,** a married man 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 407, together with the appurtenant interest in the common elements of The West End, a condominium, a horizontal property regime established by Master Deed of record in Instrument No. 20080401-0032619, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed Establishing The West End of record in Instrument No. 20080408-0035628, Register's Office for Davidson County, Tennessee, as further amended by Second Amendment to Master Deed Establishing The West End as Instrument No. 20090512-0043586, Register's Office for Davidson County, Tennessee, and as further amended by Amendment to Second Amendment to Master Deed Establishing The West End as Instrument No. 20090921-0087974, Register's Office for Davidson County, Tennessee, said Unit depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed.

Together with Parking Space Numbers 101 and 102 and Storage Space Number P1-28, which are assigned as limited common elements appurtenant to the above-described Unit, as set forth and defined in the Master Deed.

Being the same property conveyed to Michael J. Regier and Gordon T. Kendall, a married couple by Warranty Deed from John Austin Lee, Jr., a single man of record in Instrument No. 20160304-0021044 Register's Office for Davidson County, Tennessee, dated March 04, 2016 and recorded on March 04, 2016.

This conveyance is subject to:
- Taxes for the year 2025, and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 46, in the 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 No. 20080401-0032619, amended in Instrument No. 20080408-0035628, Instrument No. 20090512-0043586 and Instrument No. 20090921-0087974 and Instrument No. 20230313-0017699 and Instrument No. 20230313-0017700, and Instrument No. 20230313-0017703, in the Register's Office for Davidson County, Tennessee.
- Charter of The West End Condominium Association of record in Instrument No. 20101105-0089042, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument No. 20051013-0123588, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Storm Drainage of record in Instrument No. 20051013-0123589, in the Register's Office for Davidson County, Tennessee.
- Application to Combine Parcels of record in Instrument No. 20051123-00141766, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument No. 20140328-0025603, in the Register's Office for Davidson County, Tennessee.

- Notice of Quitclaim deed and agreed release of real property liens and encumbrances of record in Instrument No.20120119-0005400, in the Register's Office for Davidson County, Tennessee.
- Article of Conversion to LLC of record in Instrument Number 20050921-0113643, in the Register's Office for Davidson County, Tennessee.
- Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **110 31st Ave, #407, 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 8 DAY OF JANUARY, 2025.

Michael J. Regier

Gordon T. Kendall by Michael J. Regier, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL J. REGIER, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of January, 2025.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

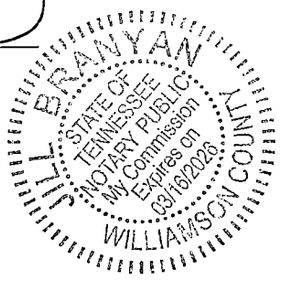



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL J. REGIER, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of GORDON T. KENDALL, and who acknowledged he/she/they executed the same as the free act and deed of the said GORDON T. KENDALL.

Witness my hand and official seal, this the 9th of January, 2025.

Notary Public
My Commission Expires: 03-16-26
(SEAL)




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