WARRANTY DEED

Karen Johnson Davidson County
Batch# 1231215 DEEDWARR
01/29/2025 08:30:30 AM 3 pgs
Fees: $18.00 Taxes: $499.50
20250129-0006739

G-BMR-25-515-84

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JANUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 3/9/27
(AFFIX SEAL)

L. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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)
Nashville Metro Holdings, LLC	New Owner	
(NAME)	(NAME)	090-11-0A-084.00-CO
3000 Meridian Blvd., Ste. 140		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(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, **WILDA DAVIS, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NASHVILLE METRO HOLDINGS, LLC, A TENNESSEE 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:

BEING Units, 84 as shown on the Plat of Rock Harbor Condominiums, of record in Book 6153, Pages 463-466 Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of Rock Harbor Condominium Association, all as described in Book 6153, Page 421, et. seq., said Register's Office.

Being a portion of the same property conveyed to Garndal Davis and wife, Wilda Davis, a one-half undivided interest and Jack G. Hays and wife, Garnetta Hays, a one-half undivided interest by Warranty deed from First American National Bank of record in Book 8319, page 712, Register's Office for Davidson County, Tennessee, dated March 29, 1991 and recorded on March 29, 1991.

Being a portion of the same property conveyed to Garnetta Hays by Quitcalim deed from Jack G. Hays of record in Book 9729, page 273, Register's Office for Davidson County, Tennessee, dated March 15, 1995 and recorded on July 12, 1995.

Being a portion of the same property conveyed to Garndal Davis and wife, Wilda Davis by Quitclaim Deed from Garnetta D. Hays of record in Instrument No. 20000420-0039779 Register's Office for Davidson County, Tennessee, dated April 18, 2000 and recorded on April 20, 2000.
The said Garndal Davis having since died on November 16, 2015 leaving Wilda Davis as the survivng tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6153, Page 421, amended in Book 6162, Page 251, Book 6896, Page 661 and Book 7369, Page 206 and Book 6153, Page 463-466 and Book 6153, Page 432, Register's Office for Davidson County, Tennessee.
- By-Laws in Book 6153, page 448 amended in Book 6896, page 661, in Instrument No 20060712-0083758 and Instrument No. 20100121-0005427, Register's Office for Davidson County Tennessee.
- Charter for HOA in Book 6145, page 762, Register's Office for Davidson County, Tennessee.
- Water main easement in Book 4664, page 21, Register's Office for Davidson County, Tennessee.
- Flowage easement to USA in Book 2147, page 42 and Book 4196, page 206, Register's Office for Davidson County, Tennessee.
- Lease to Home Coin Laundaries in Book 4726, page 568 and Book 5114, page 37, Register's Office for Davidson County, Tennessee
- All matters shown on the Plan of record in Book 4460, page 71, Register's Office for Davidson County, Tennessee
- Deed of common elements in Book 6896, page 166, 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: **515 Basswood Ave #84, Nashville, Tennessee 37209**.

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 28th DAY OF JANUARY, 2025.

Wilda Davis

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILDA DAVIS, 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 28th of January, 2025.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

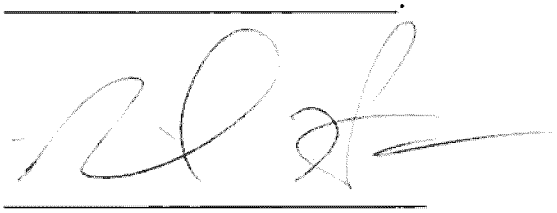
Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

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

Certificate of Authenticity

I, Nick Harris, 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 **1-28-2025**.



Affiant Signature

1-28-2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **28th** day of **January**, 20 **25**.



Notary's Signature

My Commission Expires: 3/9/27

Date

