WARRANTY DEED

Karen Johnson
Batch # 1236526
02/12/2025 09 59 37 AM
Fees $13 00 Taxes $2,183 00

20250212-0010639

Davidson County
DEEDWARR
2 pgs

DM-HVC-29-3028

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $590,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF FEBRUARY, 2025

Notary Public

MY COMMISSION EXPIRES 5-9-26

(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)
Helen Shaw and Adam Leiby	FirstBank	
(NAME)	(NAME)	**072-05-0N-029 00-CO**
3028 Edwin Circle	722 Columbia Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Franklin, TN 37064	
(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, **RICHARD FINLEY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HELEN SHAW AND ADAM LEIBY, WIFE AND HUSBAND,** 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 20210204-0016516 and Instrument No 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 the same property conveyed to Richard Finley by Warranty Deed from High View Cottages LLC, a Tennessee limited liability of record in Instrument No 20250102-0000367 Register's Office for Davidson County, Tennessee, dated December 20, 2024 and recorded on January 02, 2025

This being investment property only, having never been the personal residence of the grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T C A 260-2-307 or other similar statute therein

The said Richard Finley is also known as Rick Finley

This conveyance is subject to
- Taxes for the year 2025, a lien not yet due and payable
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Master Declaration for High View of record in Instrument Number 20200922-0108662, Register's Office for Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration for High View Cottages, a Townhouse Planned Unit Development, a Horizontal Property Regime, of record in Instrument Number 20201216-0148666 with First Amendment recorded in Instrument No 20210204-0016516 and Second Amendment recorded in Instrument No 20230406-0025206, Register's Office for Davidson County, Tennessee
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20200910-0103453, in the Register's Office for Davidson County, Tennessee
- Sanitary Sewers and/or Storm Drainage Water Mains, Pumps, Appurtenances of record in Instrument Number 20201102-0127504, in the Register's Office for Davidson County, Tennessee
- Slope Easement to the State of Tennessee Department of Highways of record in Book 4094, Page 715 and Book 4103, page 745, in the Register's Office for Davidson County, Tennessee
- Sanitary Sewer and/or Storm Drainage Easement and Temporary Construction Easements of record in

Book 4236, Page 828, in the Register's Office for Davidson County, Tennessee
• Easement for water tank drain line and appurtenances of record in Book 5559, Page 569, in the Register's Office for Davidson County, Tennessee
• Easement and right of way for street purposes of record in Book 8463, Page 305, in the Register's Office for Davidson County, Tennessee
• Subject to all matters shown on the Plan of record in Plat Book 4060, Page 15 and Plat Book 332, page 34, Register's Office for Davidson County, Tennessee
• Agreement for the Dedication of a Pedestrian Access Easement of record in Instrument Number 20201201-0139236, in the Register's Office for Davidson County, Tennessee
• Permanent Shared Access Easement of record in Instrument Number 20231218-0097261, in the Register's Office for Davidson County, Tennessee
• Lack of direct access to Ellington Parkway, a controlled access highway
• Agreement for Dedication of Easement of record in Instrument Number 20201102-0127506, in the Register's Office for Davidson County, Tennessee
• Grant of Easement of record in Instrument Number 20210526-0071168, in the Register's Office for Davidson County, Tennessee
• Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel
• Subject to rights of others in and to the common areas and/or elements
• 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 7 DAY OF FEBRUARY, 2025

Richard Finley by Margaret Means Attorney in Fact

Richard Finley aka Rick Finley by Margaret Means as 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, MARGARET MEANS, 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 RICHARD FINLEY, and who acknowledged he/she/they executed the same as the free act and deed of the said RICHARD FINLEY

Witness my hand and official seal, this the 7th of February, 2025

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

ADAM H. JEFFERSON
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