Karen Johnson Davidson County
Batch# 1254761 DEEDWARR
04/01/2025 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $7,400.00
20250401-0024578

WARRANTY DEED

EMILEE BARRETT
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

G-C-25-700-1402

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,000,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES: 6/22/26
(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)
Dylan Gene Hess and Anzu Hess	New owner	
(NAME)	(NAME)	**093-13-0D-124.00-CO**
700 12th Avenue S. #1402		
(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, **DAVID L. HAVERKAMP, A SINGLE MAN, AND BENJAMIN E. NANCE, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DYLAN GENE HESS AND ANZU HESS, 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 Condominium Apartment in Davidson County, Tennessee , being Unit R-1402 of Terrazzo, a Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Instrument No. 20081223-0122167, amended in Instrument No. 20090213-0012915, Instrument No. 20090316-0023301, Instrument No. 20090325-0026808, Instrument No. 20090827-0080784, Instrument No. 20121017-0095418, Register's Office for said County, to which source reference is hereby is hereby made for a more complete description, together with the said apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to David L. Haverkamp, unmarried and Benjamin E. Nance, unmarried, as joint tenants with right of survivorship by Warranty Deed from Daniel W. Drake and Heidi Drake, husband and wife of record in Instrument No. 20180301-0019215 Register's Office for Davidson County, Tennessee, dated February 27, 2018 and recorded on March 01, 2018.

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 20051116-0138405, 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 20081223-0122167, as amended in Instrument No. 20090213-0012915, Instrument No. 20090316-0023301, Instrument No. 20090325-0026808, Instrument No. 20090827-0080784 and Instrument No. 20121017-0095418 and Instrument No. 20180627-0061944, Register's Office for Davidson County, Tennessee.
- Charter for Terrazzo Condominium Association, Inc. of record in Instrument Number 20081223-0122305, in the Register's Office for Davidson County, Tennessee.
- Charter for Terrazzo Residential Owner's Association, Inc. of record in Instrument Number 20090828-0080937, in the Register's Office for Davidson County, Tennessee.
- Charter for Terrazzo Commercial/Office Owner's Association, Inc. of record in Instrument Number 20090828-0080938, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4220, Page 723 and Book 6236, page 263, in the Register's Office for Davidson County, Tennessee.
- Easement retained in Ordinance No. 72-317 of record in Book 4643, Page 498, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20060615-0071504, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and appurtenances with the Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20060615-0071498, in the Register's Office for Davidson County, Tennessee.

• Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20120521-0043895, in the Register's Office for Davidson County, Tennessee.
• Memorandum of Lease of record in Instrument Number 20081205-0117745, Instrument No. 20081009-0102619, and Modification of Memorandum of Lease Instrument No. 20081230-0123644, 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: **700 12th Avenue S. #1402, 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 31st DAY OF MARCH, 2025.

David L. Haverkamp
David L. Haverkamp

Benjamin E Nance
Benjamin E. Nance

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID L. HAVERKAMP, 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 31st of March, 2025.

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

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

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BENJAMIN E. NANCE, 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 31st of March, 2025.

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

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

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

Tennessee Certification of Electronic Document

I, Megan Millsap, 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 **March 31, 2025** (date of document).

Affiant Signature

April 1, 2025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **1** day of **April**, 2**025**.

Emilee Barrett

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

EMILEE BARRETT
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

202504010024578