Karen Johnson Davidson County
Batch# 1265724 DEEDWARR
04/29/2025 12:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20250429-0033003

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029

JM-BF-25-505

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)
Jeremy James Gwaltney	**Same As New Owner**	
(NAME) **505 Community Ct #8**	(NAME)	**091-08-1A-028.00-CO**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(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, **DONALD GREEN, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEREMY JAMES GWALTNEY, A SINGLE 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 31 on the plan of 44Tenn, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 44Tenn, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20210611-0079225, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Donald Green, an unmarried man by Special Warranty Deed from RSD 44th Avenue, LLC, a Tennessee limited liability company of record in Instrument No. 20240606-0042452 Register's Office for Davidson County, Tennessee, dated June 5, 2024 and recorded on June 6, 2024.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years.
- Plan of record in Plat Book 161, Page 68 and Plat Book 161, page 69, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20210611-0079225, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for to 44Tenn Homeowners Association, Inc. for common elements of record in Instrument Number 20211013-0137814, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right of Way to the Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20210913-0122400, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Instrument Number 20200701-0071374, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20201209-0143220, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right of Way to the Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20210913-0122408, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement granted to City of Nashville of record in Book 2808, Page 448, in the Register's Office for Davidson County, Tennessee.
- Order for variance in landscape buffer and fencing provisions with the Metropolitan Board of Zoning Appeals of record in Instrument Number 20030326-0039835, 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 Number 20210611-0079226 and First Amended in Instrument No. 20240607-0042806, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20211008-0135644, 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: **505 Community Ct #8, 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 24th DAY OF APRIL, 2025.

Donald Green

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONALD GREEN, 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 24th of April, 2025.

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

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/16/2026
WILLIAMSON COUNTY

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

Certificate of Authenticity

I, Ryan Lux, 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 **April 24, 2025**.

Date

Affiant Signature

April 24, 2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **24th** day of **April**, 20**25**.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

