WARRANTY DEED

Karen Johnson Davidson County
Batch # 1267419 DEEDWARR
05/01/2025 01 55 49 PM 2 pgs
Fees $13 00 Taxes $4,902 50

20250501-0033797

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,325,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF APRIL, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

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)
Scott M. Reich	**Same as New Owner**	
(NAME)	(NAME)	**094-02-0E-002 00-CO**
805 S 17th St.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **JOSHUA LOWELL RANDOLPH AND JESSICA LOUISE RANDOLPH, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SCOTT M. REICH, UNMARRIED,** 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 located in Davidson County, Tennessee, being Unit No. B. of the 1700 Electric Ave Residences, as established by that certain Declaration of Covenants, Condition for 1700 Electric Ave Residences, of record at Instrument No 20190510-0044257, and as amended at Instrument No. 20210511-0062907, Register's Office Davidson County, Tennessee.

Being a portion of the same property conveyed to 1700 Electric JV, a Partnership by Warranty deed from Burnease Piper Kilgo, unmarried of record in Instrument No 20190510-0044256 Register's Office for Davidson County, Tennessee, dated May 07, 2019 and recorded on May 10, 2019.

Being the same property conveyed to Joshua Lowell Randolph and Jessica Louise Randolph, husband and wife by Quitclaim Deed from 1700 Electric, JV, a Tennessee joint venture of record in Instrument No 20210716-0095681 Register's Office for Davidson County, Tennessee, dated June 12, 2021 and recorded on June 16, 2021

This conveyance is subject to·
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 8, Register's Office for Davidson County, Tennessee
- Covenants, Conditions and Restrictions of record in Instrument Number 20190510-0044257, Register's Office for Davidson County, Tennessee and amended in Instrument Number 20210511-0062907
- Charter of record in Instrument Number 20190605-0053527, 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 **805 S 17th St., Nashville, Tennessee 37206**

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 25th DAY OF APRIL, 2025

Joshua Lowell Randolph

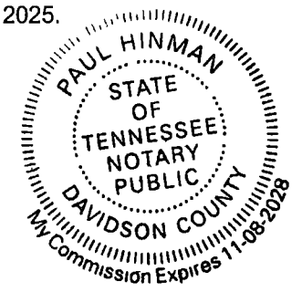
Jessica Louise Randolph

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSHUA LOWELL RANDOLPH, 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 25th of April, 2025.

Notary Public
My Commission Expires _____
(SEAL)

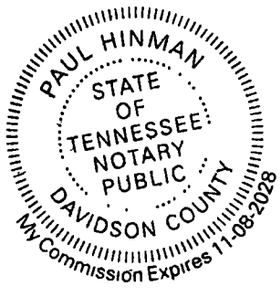


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JESSICA LOUISE RANDOLPH, 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 25th of April, 2025

Notary Public
My Commission Expires _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212