WARRANTY DEED

Karen Johnson Davidson County
Batch# 1274326 DEEDWARR
05/19/2025 08:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20250519-0038993

LL-OREA-25-2511

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES: 4-03-29

(AFFIX SEAL)

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON 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)
Johana Stubbs	United wholesale mtg.	
(NAME)	(NAME)	**052-13-0B-018.00-CO**
2511 Sonar Street	585 South Blvd. E	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	pontiac, MI 48341	
(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, **EMILY LOEWEN, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHANA STUBBS, AN UNMARRIED PERSON,** 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 No. 65, Phase 2B of River Glen Horizontal Property Regime Pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6900, Pages 818 and 819 and amended by the plan of record in Book 6900, Page 650, Register's Office for said County, to which source reference is hereby made for a more complete details of description, together with said apartments appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Emily Loewen, an unmarried woman by Warranty Deed from Kelly D. Long, an unmarried woman of record in Instrument No. 20220930-0108103 Register's Office for Davidson County, Tennessee, dated September 29, 2022 and recorded on September 30, 2022.

This conveyance is subject to:
- Taxes for the year 2025, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 818 and 819, Book 6900, Page 804, Book 6900, Page 650 and Book 6900, Page 807 Register's Office for Davidson County, Tennessee.
- Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Boundary Plat(s) and Right of Way dedication for Phase II A & B recorded in Plat Book 6900, page 808, 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 Book 7566, Page 571 and Book 7724, Page 293 and Instrument No. 20040915-0111299, Register's Office for Davidson County, Tennessee.
- Homeowners Assessment of record in Book 8069, Page 158, in the Register's Office for Davidson County, Tennessee.
- Resolution for River Glen Condominiums of record in Instrument Number 20040915-0111301, in the Register's Office for Davidson County, Tennessee.
- Easement for 20' roadway to USA of record in Book 186, Page 559, in the Register's Office for Davidson County, Tennessee.
- Flowage Easement of record in Book 2200, Page 119, in the Register's Office for Davidson County, Tennessee.
- Easement for Electric Transmission Lines of record in Book 3961, Page 681, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 674, Page 687, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to Metro Government for Sanitary Sewers of record in Book 7061, Page 172, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to Metro Government for Water Mains of record in Book 7061, Page 196, in the Register's Office for Davidson County, Tennessee.

- Easement Agreement of record in Book 7296, Page 484, in the Register's Office for Davidson County, Tennessee.
- Charter of River Glen Property Owners Association, Inc. of record in Instrument Number 20020425-0051348, 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: **2511 Sonar Street, Nashville, Tennessee 37214**.

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 15th DAY OF MAY, 2025.

Emily Loewen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EMILY LOEWEN, 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 15th of May, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

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

True Copy Certification

I, Yvette Meldrum, 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 May 15, 2025.

Signature
May 15, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this May 15, 2025

Notary's Signature

My Commission Expires: 8.12.28

