WARRANTY DEED

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 30th DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN W BISHOP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-10

G-C-25-1212-701

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)
Waites Real Estate, LLC	**New Owner**	
(NAME)	(NAME)	093-09-0C-043.00-CO
P.O. Box 1628		
(ADDRESS)	(ADDRESS)	
Hattiesburg, MS 39403		
(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, **KELLY TURNER, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WAITES REAL ESTATE, LLC, A MISSISSIPPI LIMITED LIABLILTY COMPANY ,** 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 condominium located in Davidson County, Tennessee, being Unit 701 of Twelve Twelve, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Condominium Act of 2008 as the same is set out in Section 66-27-201, et seq. of the Tennessee Code Annotated, under the Declaration of Condominium establishing Twelve Twelve of record in Instrument Number 20140718-0063781, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the Bylaws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit F to said Declaration.

Being the same property conveyed to Kelly Turner, a single woman by Warranty Deed from JMB, LLC, a Wyoming limited liability company of record in Instrument No. 20200722-0080516 Register's Office for Davidson County, Tennessee, dated July 21, 2020 and recorded on July 22, 2020.

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 20120216-0013756, 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 20140718-0063781, amended in Instrument No. 20160614-0060193, Instrument No. 20191230-0134559, Instrument No. 20220329-0036090, Instrument No. 20221129-0124987 and Instrument No. 20240223-0012657, Register's Office for Davidson County, Tennessee.
- Charter of Twelve Twelve Condominium Association, Inc. of record in Instrument Number 20140627-0056540 and Instrument No. 20150928-0098497, in the Register's Office for Davidson County, Tennessee.
- Arts Center Redevelopment Plan containing Restrictive Covenants of record in Book 10965, Page 404, amended in Book 11625, Page 252 and Instrument No. 20020715-0084598, in the Register's Office for Davidson County, Tennessee.
- Declaration of Easements and Restrictive Covenants of record in Instrument Number 20121227-0119217, in the Register's Office for Davidson County, Tennessee.
- Restrictions as described in that deed of record as Instrument Number 20131231-0131305 in the Register's Office for Davidson County, Tennessee.
- Easement as described in that deed of record in Book 4318, Page 544, in the Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 1292720 DEEDWARR
07/02/2025 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $4,902.50
20250702-0052309

- Rights of Ingress and Egress by way of Final Consent Judgment of record in Book 4370, Page 916, and Book 4395, Page 715, in the Register's Office for Davidson County, Tennessee.
- Subject to those matters according to that survey by Cherry Land Surveying, Inc., dated December 11, 2012.
- Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20140328-0025601, Instrument No. 20140924-0087645 and Instrument No. 20140924-0087646, in the Register's Office for Davidson County, Tennessee.
- Bill No. 084-571 closing Alley No. 234 extending from 12th Ave S westerly to the easterly margin of Interstate 40 retains easements to the Metropolitan Government of Nashville and Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20130122-0006827, in the Register's Office for Davidson County, Tennessee.
- Arts Center Redevelopment Plan in Ordinance # 98-1188, Amendment No. 1 as Ordinance #99-1761 and Amendment No. 2 as Ordinance No. BL 2002-1063, Metropolitan Clerk's Office for Davidson County, Tennessee.
- Memorandum of Development Agreement of record in Instrument Number 20150205-0010859, in the Register's Office for Davidson County, Tennessee.
- Ordinance of record in Instrument Number 20130903-0092714 and Instrument No. 20140410-0030060, in the Register's Office for Davidson County, Tennessee.
- Convenants, Conditions and Resrictions as forth in Special Warranty of record in Instrument Number 20120411-0031092, as amended in Instrument No. 20180405-0032256, 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: **1212 Laurel Street #701, 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 30th DAY OF JUNE, 2025.

Kelly Turner

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KELLY TURNER, 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 30th of June, 2025.

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

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

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

True Copy Certification

I, **Tammy Carney,** 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 this the 30 day of June, 2025.

Affiant Signature
Date 6.30.25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30 day of June, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027