WARRANTY DEED

Karen Johnson
Batch # 1306470
08/06/2025 02 47 52 PM
Fees $13 00 Taxes $1,265 40

Davidson County
DEEDWARR
2 pgs

20250806-0062532

File [illegible]

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $342,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of August 2025

Notary Public

MY COMMISSION EXPIRES 05/08/28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc , 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Timothy A Self and Lori Moss Self	Same as new owner	
(NAME)	(NAME)	
2310 Elliott Avenue, #813		105-14-0C-813 00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Jessica Ann Sowell, Trustee of Jessica Ann Sowell Revocable Trust dated March 14, 2025**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Timothy A. Self and Anna Olivia Self, as tenants in common with right of survivorship,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A 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 No 813 of The Park at Melrose Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Park at Melrose Condominiums of record in Instrument Number 20070917-0110745, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and die By-Laws 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 "E" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Jessica Ann Sowell, an unmarried woman by Warranty Deed from Audrey Taylor, a single person of record in Instrument No. 20170913-0093503 Register's Office for Davidson County, Tennessee, dated September 8, 2017 and recorded on September 13, 2017.

Being the same property conveyed to Jessica Ann Sowell, Trustee, and his successors in trust, of the Jessica Ann Sowell Revocable Trust, its successors and assigns by Quitclaim Deed from Jessica Ann Sowell, an unmarried woman of record in Instrument No. 20250319-0019400 Register's Office for Davidson County, Tennessee, dated March 14, 2025 and recorded on March 19, 2025.

This is property more commonly known as 2310 Elliott Avenue, #813, Nashville, TN 37204.

[illegible]

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 1st day of August, 2025

Jessica Ann Sowell Revocable Trust dated March 14, 2025

By: _____
Jessica Ann Sowell, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Jessica Ann Sowell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Trustee of the Jessica Ann Sowell Revocable Trust dated March 14, 2025, the within named bargainor, and that she as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by herself as Trustee

Witness my hand, at office, this 1st day of August, 2025.

_____
Notary Signature
My commission expires: 3-3-2026

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #. JM-C-25-230-813