WARRANTY DEED

Karen Johnson
Batch # 1307381
08/11/2025 02:22:38 PM
Fees: $13.00 Taxes: $2,090.13

Davidson County
DEEDWARR
2 pgs

20250811-0063776

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

B-ELAM-25-2905

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $564,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: 03-16-2026

(AFFIX SEAL)

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)
Adam Ryan Travis	**Movement Mortgage, LLC**	
(NAME)	(NAME)	**092 14 0A 302.00**
2905 Parthenon Avenue, #302	**8024 Calvin Hall Road**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	**Indian Land, SC 29707**	
(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, **JANICE C. CREE, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ADAM RYAN TRAVIS, 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 situated in Davidson County, Tennessee Unit 302, as established in Declaration of Covenants, Conditions and Restrictions for ARTESIA CONDOMINIUMS, a Horizontal Property Regime with Private Elements of record at Instrument No. 20090706-0062835 and being Amended in Instrument No. 20150612-0055902 and Instrument No. 20200521-0052813, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Together with Parking Space No. 8 and Storage Space No. 7 as allocated and/or assigned to the said Unit No. 302 in the said Declaration.

Being the same property conveyed to Janice C. Cree, an unmarried woman, by Warranty Deed from Bank of Camden NKA Apex Bank, A Tennessee Corporation, of record in Instrument No. 20150529-0049906, in the Register's Office of Davidson County, Tennessee, dated May 27, 2015 and recorded on May 29, 2015.

This conveyance is subject to:
- Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED MAP OF WEST END PARK, as recorded in Plat Book 421, Page 82 and 83.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing ARTESIA CONDOMINIUMS Condominium of record in Instrument No. 20090706-0062835 and being Amended in Instrument No. 20150612-0055902 and Instrument No. 20200521-0052813; also subject to easements, rights and interests 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 building thereon.
- Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20070522-0060894.
- Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20070510-0056111.
- Charter for Artesia Condominium Owners Association, Inc. recorded as Instrument No. 20150612-0055901.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2905 Parthenon Avenue, #302, 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 8th DAY OF AUGUST, 2025.

Janice C. Cree

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANICE C. CREE, 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 8th of August, 2025.

Notary Public
My Commission Expires: 3-16-26
(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