WARRANTY DEED

Karen Johnson
Batch # 1311403
08/18/2025 02 27 54 PM
Fees $13 00 Taxes $1,461 50

Davidson County
DEEDWARR
2 pgs

20250818-0065785

B-WR-25-2503B1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF AUGUST, 2025

Notary Public

MY COMMISSION EXPIRES 5/8/28

(AFFIX SEAL)

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

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)
Alex Shamus Nilson	**Movement Mortgage, LLC**	
(NAME)	(NAME)	
2503B Blair Boulevard	**8024 Calvin Hall Road**	**104 15 0E 002 00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	**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, **LETISHA R. RONEY AND HUSBAND, JAMES R. RONEY, JR.,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALEX SHAMUS NILSON, SINGLE,** 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 in Davidson County, Tennessee, being Unit No. 2503-B of HOMES AT 2503 BLAIR BOULEVARD, and described in a Master Deed and the Plat attached thereto, of record in Instrument No 20020107-0001914 as amended in Instrument No 20190614-0057433, Register's Office for Davidson County, Tennessee, to which documents reference is hereby made The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Blair Boulevard Condominiums, contained in the Master Deed and By-Laws appended thereto, recorded in Instrument No 20020107-0001914 as amended in Instrument No 20190614-0057433, and the plat attached thereto, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein Said unit also comprises Lot No 1, Resubdivision of Lot No 93 on the Map of Sunset Park, of record in Plat Book 4885, page 39 (erroneously referred to as page 34 in the previous deed of record), Register's Office for said county

Being the same property conveyed to Letisha R Roney and husband, James R Roney, Jr , by Warranty Deed from Wendy C Lawson, unmarried, of record in Instrument No 20150925-0097669, in the Register's Office of Davidson County, Tennessee, dated September 21, 2015, and recorded on September 25, 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 RESUBDIVISION LOT NO 93 SUNSET PARK, as recorded in Plat Book 4885, Page(s) 39
- Covenants, Conditions and Restrictions as set forth in BLAIR BOULEVARD CONDOMINIUMS recorded in Instrument No 20020107-0001914 as amended in Instrument No 20190614-0057433
- Agreement for Joint Ownership of Driveway as set forth in instrument recorded in Book 5006, Page 371 as corrected in Book 5104, Page 919 and amended in Instrument No 20140729-0067381
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **2503B Blair Boulevard, Nashville, Tennessee 37212**

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 12th DAY OF AUGUST, 2025

Letisha R Roney

James R. Roney, Jr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LETISHA R RONEY, 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 12th of August, 2025

Notary Public
My Commission Expires:
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/22/2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES R RONEY, JR., 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 12th of August, 2025

Notary Public
My Commission Expires:
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/22/2029
DAVIDSON COUNTY

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