PREPARED BY: RETURN
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

WARRANTY DEED

Karen Johnson
Batch # 1318055
09/04/2025 10 12 47 AM
Fees $13 00 Taxes $1,073 00
20250904-0070607

Davidson County
DEEDWARR
2 pgs

B-C21-25-3525-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF SEPTEMBER, 2025

Notary Public

MY COMMISSION EXPIRES 5/8/29

(AFFIX SEAL)

JANICE H. COLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

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)
T Bradley Ninness and Janet A. Ninness	**New Owner**	
(NAME)	(NAME)	**104-09-0U-004.00-CO**
2200 Foxfire Road		
(ADDRESS)	(ADDRESS)	
Clarksville, TN 37043-2219		
(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, **SYDNEY C. HICKS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **T BRADLEY NINNESS AND JANET A. NINNESS, HUSBAND AND WIFE,** 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·

Unit D1 of the Historic Elmington together with an undivided interest in the common elements thereof as set forth in Master Deed of record in Instrument No 20081103-0109021, and Amendments of record in Instrument No 20090623-0058248, Instrument No. 20110908-0069706 and Instrument No 20150223-0015292 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sydney C Hicks, an unmarried woman by Warranty Deed from Kelly R Paley, unmarried and Raymond B Married of record in Instrument No 20181105-0109606 Register's Office for Davidson County, Tennessee, dated October 31, 2018 and recorded on November 05, 2018. Sydney C Hicks is now married, but this property was never a marital residence

This conveyance is subject to·

- Taxes for the year 2025, and subsequent years
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 154, Register's Office for Davidson County, Tennessee
- Master Deed establishing a Horizontal Property Regime of The Historic Elmington Condominium of record in Instrument Number 20081103-0109021, as amended by First Amendment to Master Deed of record in Instrument No 20090623-0058248, Register's Office for Davidson County, Tennessee, and further amended by Second Amendment to Master Deed of record in Instrument No 20110908-0069706 and Instrument No 20150223-0015292, Instrument No 20150901-0088624, Register's Office for Davidson County, Tennessee.
- By-Laws of Elmington Condominium Association attached as Exhibit "B" to the aforementioned Master Deed
- Subject to all matters shown on the Plat of Elmington Condominium attached as Exhibit "C" to the aforementioned Master Deed
- Terms, Conditions and Restrictions of Conservation Zoning of record as Bill No. B12005-615, Metro Clerk's Office for Davidson County, Tennessee, together with any restrictions imposed by the Metropolitan Historic Zoning Commission, not of record
- Terms, Conditions and Restrictions of Urban Zoning Overlay of record as Metro Ordinance No BL2000-364, made applicable by Ordinance No. BL2000-476 of record in the Metropolitan Clerk's Office for Davidson County, Tennessee
- Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as· **3525 West End Ave. Apt. 1D, Nashville, Tennessee 37205**

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 2 DAY OF SEPTEMBER, 2025

Sydney C Hicks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SYDNEY C. HICKS, 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 2nd of September, 2025.

Notary Public
My Commission Expires: 03-16-26
(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