Karen Johnson Davidson County
Batch # 1326751 DEEDWARR
09/25/2025 10 02 51 AM 2 pgs
Fees $13 00 Taxes $2,081 25

20250925-0076501

WARRANTY DEED

(SEAL)

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $562,500 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF September, 2025

Notary Public
MY COMMISSION EXPIRES

File #25-DW-1900-501

THIS INSTRUMENT WAS PREPARED BY ~~AND RETURN TO~~

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-25-1900-502

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Jordan David Rys	**Princeton Mortgage Corporation**	
(NAME)	(NAME)	**105 09 1H 068.00**
1900 12th Ave S, #502	439 Grand Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Ewing, NJ 08628	
(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,

BRADY TOOPS, A SINGLE MAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JORDAN DAVID RYS, 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 in Davidson County, Tennessee, being Unit No 502, on the Plan of THE CHELSEA CONDOMINIUMS, as shown on Exhibit C of the Master Deed of THE CHELSEA CONDOMINIUMS of record in Instrument No 20181119-0113627, as amended in Instrument No 20181128-0116220, Instrument No 20190226-0017434, Instrument No 20241002-0076525 and Instrument No 20241021-0081481, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Brady Toops, A Single Man, by Warranty Deed from Douglas Dawson, and Melinda Dawson, Husband and Wife, of record in Instrument No 20230302-0015147, in the Register's Office of Davidson County, Tennessee, dated March 01, 2023 and recorded on March 02, 2023

This conveyance is subject to
* Property Taxes for the year 2025 and all subsequent years
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION SEVENTY-THREE, EDGEHILL ESTATES, as recorded in Plat Book 4715, Page 50
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE CHELSEA Condominium of record in Instrument No 20181119-0113627, as amended in Instrument No 20181128-0116220, Instrument No 20190226-0017434, Instrument No 20241002-0076525 and Instrument No 20241021-0081481, 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
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4220, Page 723
* Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 5691, Page 766
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No 20150723-0072512
* Easement for Public Street Right-of-Way and Pedestrian Access, recorded in Instrument No 20151216-0126629
* Easement recorded in Instrument No 20180207-0012292
* Charter for Edgehill Estates Homeowners Association, Inc recorded in Book 7526, Page 624
* Charter for The Chelsea Condominium Association, Inc Recorded in Instrument Nos 20181119-0113921 and 20181121-0114809

* Bylaws for The Chelsea Condominium Association, Inc recorded in Instrument No 20230317-0019548, as amended in Instrument No 20241021-0081480 and Instrument No 20241021-0081482
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as **1900 12th Avenue South, Unit 502, Nashville, TN 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 16th day of September, 2025.

Brady Toops

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of September, 2025, before me personally appeared Brady Toops, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 16th day of September, 2025

Notary Signature
My commission expires:

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