Karen Johnson Davidson County
Batch# 1403735 DEEDWARR
04/09/2026 12:21:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20260409-0028863

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Montgomery (ae)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 9/13/2028

(AFFIX SEAL)

ADDALITA STEPHENS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

G-C-26-100

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)
Anahi Dela Rosa	New Owners	
(NAME)	(NAME)	**119-10-0B-036.00-CO**
100 Thompson Lane Unit 9		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **NICOLE ELISE JACKSON, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANAHI DELA ROSA, AN UNMARRIED WOMAN,** 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 36, 100 Thompson, a Horizontal Property Regime, Planned Unit Development as shown in the Declaration of Covenants Conditions and Restrictions for 100 Thompson, a Horizontal Property Regime, Planned Unit Development, of record in Instrument Number 20180207-0012545, as amended in Instrument Number 20180412-0034489, amended and restated in Instrument Number 20181207-0119643, as amended in Instrument Number 20190416-0034865, second amendment in Instrument Number 20200114-0004976, 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 Nicole Elisa Jackson, an unmarried woman by Warranty Deed from 100 Thompson, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20210716-0095659 Register's Office for Davidson County, Tennessee, dated July 08, 2021 and recorded on July 16, 2021. Said Deed containes an error in that the middle name of the grantee is misspelled. The correct spelling should read Nicole Elise Jackson.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180207-0012545; as amended in Instrument No. 20180412-0034489, amended and restated in Instrument No. 20181207-0119643, further amended by Instrument No. 20190416-0034865 and Instrument No. 20200114-0004976, and in Declaration of Covenants Conditions and Restrictions for The Master Regime for 100 Thompson in Instrument No. 20190416-0034867 , Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20180125-0008084, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right of Way in favor of The metropolitan Government of record in Instrument Number 20171117-0118389, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20170720-0073444, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20200519-0051618, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **100 Thompson Lane Unit 9, Nashville, Tennessee 37211**.

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 7th DAY OF APRIL, 2026.

Nicole Jackson

Nicole Elise Jackson

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NICOLE ELISE JACKSON, 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 7th of April, 2026.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

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

Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on April 7 2026.

Affiant Signature – Joshua A. Terry

April 8 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on April 8 2026.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27