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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**1620 Westgate Circle, Ste 150**<br>**Brentwood, TN 37027**<br><br>**CRT File No. 190219402** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $189,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 20th day of March, 2019.<br><br>Notary Public<br>My Commission Expires: 11-3-20 |

DAVIDSON COUNTY NOTARY PUBLIC TENNESSEE STATE OF JESSICA LASCELLE

Karen Johnson Davidson County
Batch# 208430 DEEDWARR
03/21/2019 02:32:30 PM 4 pgs
Fees: $23.00 Taxes: $699.30

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Heather Ann Duensing and<br>Matthew Harvey<br>5025 Hillsboro Pike 12C<br>Nashville TN 37215 | New Owner | Tax Parcel ID No.<br>131-01-0D-079.00-CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Melissa McAllister, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Heather Ann Duensing, an unmarried woman and Matthew Harvey, an unmarried man as joint tenants with rights of survival**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 79 also known as Apartment No. 12-C on the Plan of Georgetown Apartments Condominiums Apartments, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Book 5200, page 4, Register' s Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in said Master Deed, said Register' s Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Melissa McAllister by Warranty deed from Michael Nieves of record in Instrument No. 20060508-0053566 Register's Office for Davidson County, Tennessee, dated April 28, 2006 and recorded on May 08, 2006.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Book 5200, Page 4, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Georgetown Apartments of record in Book 5211, Page 325, as

amended in Book 5616, Page 133 and Book 6079, Page 516, Register's Office for Davidson County, Tennessee.

Charter of record in Book 5233, Page 459, in the Register's Office for Davidson County, Tennessee.

Easement to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4308, Page 575, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance for sanitary sewer to the Metropolitan Government of Nashville and Davidson County of record in Book 4308, Page 650, in the Register's Office for Davidson County, Tennessee. Easement granted to Metropolitan Government of Nashville and Davidson County of record in Book 7873, Page 859, in the Register's Office for Davidson County, Tennessee.

Grant of Overhead Line Easement of record in Instrument Number 20020122-0008269, in the Register's Office for Davidson County, Tennessee.

Grant of Easement of record in Instrument Number 20150505-0040558, in the Register's Office for Davidson County, Tennessee.

Grant of Easement of record in Instrument Number 20110620-0047283, in the Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 5025 Hillsboro Pike 12C Nashville TN 37215

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 19 day of March, 2019.

Melissa McAllister

STATE OF _____ )
COUNTY OF _____ )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Melissa McAllister, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of March, 2019.

_____
Notary Public

My Commission Expires: _____

see attached

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT** **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )
County of Los Angeles )

On March 19, 2019 before me, Michelle Tereno, Notary Public,
*Date* *Here Insert Name and Title of the Officer*

personally appeared Melissa McAllister,
*Name(s) of Signer(s)*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
*Signature of Notary Public*

MICHELLE TERENO
Notary Public - California
Los Angeles County
Commission # 2176984
My Comm. Expires Jan 21, 2021

*Place Notary Seal Above*

**OPTIONAL**

*Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

**Capacity(ies) Claimed by Signer(s)**

| Signer's Name: | Signer's Name: |
|---|---|
| ☐ Corporate Officer — Title(s): | ☐ Corporate Officer — Title(s): |
| ☐ Partner — ☐ Limited ☐ General | ☐ Partner — ☐ Limited ☐ General |
| ☐ Individual ☐ Attorney in Fact | ☐ Individual ☒ Attorney in Fact |
| ☐ Trustee ☐ Guardian or Conservator | ☐ Trustee ☐ Guardian or Conservator |
| ☐ Other: | ☐ Other: |
| Signer Is Representing: | Signer Is Representing: |

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# True Copy Certification

I, Jessica Lascelle do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Seth A. Dearinger, a notary public for this county and state, Meredith Bauerle, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/08/2021

