Karen Johnson Davidson County
Batch# 233172 DEEDWARR
05/22/2019 10:26:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20190522-0048418

WARRANTY DEED

RAMONA KHYROLOMOOR
COMM. #2260937
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
My Commission Expires
OCTOBER 31, 2022

STATE OF California
COUNTY OF San Diego
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of May, 2019.

Notary Public

MY COMMISSION EXPIRES: Oct 31/2022
(AFFIX SEAL)

417139

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jason Daniel Stoltzfus	New Owner	105-14-0C-133.00-C
(NAME)	(NAME)	
2310 Elliott Ave #133		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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 considerations, the receipt of which is hereby acknowledged, **we Glenn O. Wise and Gena R. Wise, Trustees of The Wise Family Trust dated December 16, 1999, and any amendments thereto**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Jason Daniel Stoltzfus, a single man** hereinafter called the GRANTEE(S), his assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 133, of The Park at Melrose Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "E" to the Master Deed of record in Instrument No. 200709170110745, Register's Office for Davidson County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Glenn O. Wise and Gena R. Wise, Trustees of The Wise Family Trust dated December 16, 1999, and any amendments thereto by Warranty Deed from Sunny Meadows, LLC, a Limited Liability Company, dated November 18, 2016, and recorded November 30, 2016, of record in Instrument No. 201611300125491, and Re-recorded as Instrument No. 201702070012975, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
All matters shown on the plat of record in Plat Book 21, Page 78, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, restrictions and easements, if any, recorded as Instrument No. 20070525- 0062832, Register's Office for Davidson County, Tennessee.
Covenants, conditions, restrictions and easements, if any, recorded as Instrument No. 20070604- 0065994, Supplementary Declaration recorded as Instrument No. 20070614-0071575, and Attorney's Certificate recorded as Instrument No. 20070822-0100253, Register's Office for Davidson County, Tennessee.
Covenants, conditions, restrictions and easements, if any, recorded as Instrument No. 20070917- 0110745, Register's Office for Davidson County, Tennessee.
Cable Television Easement and Maintenance Agreement, including terms and conditions thereof as

recorded in Instrument No. 200004180038819, Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement, including terms and conditions thereof as recorded in Instrument No. 20060623-0075219, Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, including terms and conditions thereof as recorded in Instrument No. 20060623-0075251, Instrument No. 20060809-0098054, and Instrument No. 20060809-0098082, Register's Office for Davidson County, Tennessee.
Charter of The Park at Melrose Townhouse Corporation recorded as Instrument No. 20070703- 0079126, Register's Office for Davidson County, Tennessee.
Charter of The Park at Melrose Condominium Owners Association, Inc., recorded as Instrument No. 20070925-0114302, Register's Office for Davidson County, Tennessee,

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2310 Elliott Ave #133, Nashville, TN 37204

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 17th day of May, 2019.

Glenn O. Wise

Glenn O. Wise, Trustee

Gena R. Wise

Gena R. Wise, Trustee

State of California
County of San Diego

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved himself/herself to be the Trustees of Glenn O. Wise, Gena R. Wise, Trustees of The Wise Family Trust dated December 16, 1999,, and any amendments thereto, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 17th day of May, 2019.

Ramona Khyrolomoor

Notary Public:
My Commission Expires: Oct 31/2022

CSC1 RAMONA KHYROLOMOOR COMM. #2260937 NOTARY PUBLIC-CALIFORNIA SAN DIEGO COUNTY My Commission Expires OCTOBER 31, 2022 CSC1

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

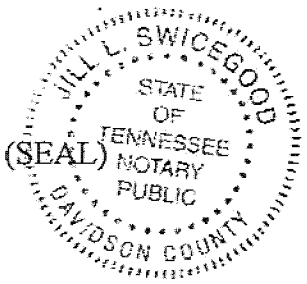
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

900