RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1912059

WARRANTY DEED

Karen Johnson Davidson County
Batch# 246498 **DEEDWARR**
06/21/2019 08:52:27 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20190621-0059912

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

AFFIANT

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

NOTARY PUBLIC

My commission expires:

Donald E. Spetkar
Commission # FF978675
Expires: April 4, 2020
Bonded thru Aaron Notary

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chere S. Johnson 320 Old Hickory Blvd #2916 Nashville, TN 37221	Same address as new owner	128 12 0A 182.00CO

FOR AND IN CONSIDERATION of the sum of Three Hundred Ten Thousand and 00/100 Dollars ($310,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **JILL MELODY PANKOWSKY, UNMARRIED**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **CHERE S. JOHNSON, UNMARRIED**, hereinafter called the Grantees, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 2916, Building No. 14, on the Plan of Section 14, Phase 1D, on the Plan of Eagle Ridge At the Reserve, of record in Exhibit "A" Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Instrument No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment 40 to the Master Deed of record in Instrument No. 20040716-0084984, 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. Reference is hereby made to the Plat of Eagle Ridge at the Reserve Condominiums, as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Dan Pankowsky and wife, Jill Melody Pankowsky, by Quit Claim Deed from Dan Powsky, dated April 16, 2007 and recorded in Instrument No. 20080701-0067980, Register's Office for Davidson County, Tennessee. The said Dan Pankowsky having since died leaving Jill Melody Pankowsky as owner of fee simple title as surviving tenant by the entirety.

This conveyance is made subject to all matters as shown on Master Deed and By-Laws, of record in Instrument No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment 40 to the Master Deed of record in Instrument No. 20040716-0084984; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, her heirs and assigns, forever.

The undersigned covenant with the said Grantees that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 17th day of June, 2019.

JILL MELODY PANKOWSKY

STATE OF FLORIDA
COUNTY OF PALM BEACH

Personally appeared before me, a Notary Public, Jill Melody Pankowsky, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 17th day of June, 2019.

Notary Public

Printed Notary Name

Donald E. Spetkar
Commission # FF978675
Expires: April 4, 2020
Bonded thru Aaron Notary

My commission expires: _____