This Instrument Prepared by ~~and Return to~~:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $335,000.00

Affiant

Subscribed and sworn before me this the 30th day of December, 2019

Notary Public

My commission expires:

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2021

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Alec Greenberg 2310 Elliott Avenue #809 Nashville, TN 37204	Same	105-14-0C 809.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KAREN SOWA ALBERT, UNMARRIED,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **ALEC GREENBERG, SINGLE,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 809 of The Park at Melrose, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Park at Melrose of record in Instrument Number 20070917-0110745, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof; said Unit being depicted on Exhibit E to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Karen Sowa Albert, unmarried, by Quitclaim Deed from Amanda Danielle Sowa, unmarried, dated 12/23/2019, of record in Instrument No. 20200102-0000444, said Register's Office.

Also being the same property conveyed to Karen Sowa Albert, unmarried and Amanda Danielle Sowa, unmarried, joint tenants with right of survivorship, by deed from Brian Hoffman, a single man, dated 04/27/2016, of record in Instrument No. 20160428-0041670, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2310 Elliott Avenue #809, Nashville, TN 37204.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Karen Johnson Davidson County
Batch# 337682 DEEDWARR
01/02/2020 03:08:26 PM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20200102-0000445

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-RW-19-2310-809

Witness my hand this the 30th day of December, 2019.

Karen Sowa Albert

Karen Sowa Albert

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Karen Sowa Albert** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of December, 2019.

My commission expires: 9/18/22

Notary Public

