Karen Johnson Davidson County
Batch# 433126 DEEDWARR
07/08/2020 12:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,587.30
20200708-0073932

(Notary Stamp)	STATE OF TENNESSEE, COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $429,000.00. Affiant Subscribed and sworn to before me, this 7th day of July, 2020. Notary Public My commission expires: 1-3-23

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Bradley Scudder McKinney	**Bradley Scudder McKinney**	**105-01-0B-301.00-CO**
408 Glen Lake Ct.	**408 Glen Lake Ct.**	
Franklin, TN 37069	**Franklin, TN 37069**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, We,

Jeffrey Ross Edelstein and Marcia Edelstein, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Bradley Scudder McKinney, a married man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 301 of Ten Ten on the Row, a Condominium, 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 Ten Ten on the Row, a Condominium of record in Instrument Number 20071023-0125441, Register's Office for Davidson County, Tennessee, and amendments of record in Instrument No. 20090224-0015964,in Instrument No. 20090507-0041965, in Instrument No. 20090929-0090277, and Fourth Amendment in Instrument No. 20120905-0080264, and Scrivener' s Affidavit of record in Instrument No. 20141009-0093659, 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 to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in to said Master Deed.

Parking Space No. 27 is assigned as a Limited Common Element for the exclusive use by the owner of Unit 301.

Being the same property conveyed to Jeffrey Ross Edelstein and Marcia Edelstein, husband and wife by Warranty deed from Steven J. Serra and Julie Serra, husband and wife of record in Instrument No. 20151022-0107423 Register's Office for Davidson County, Tennessee.

This is improved property known as **1010 16th Avenue #301, Nashville, TN 37212.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 7th day of July, 2020.

Jeffrey Ross Edelstein

Marcia Edelstein

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jeffrey Ross Edelstein and Marcia Edelstein, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 7th day of July, 2020.

Notary Public
My Commission Expires: 1-3-23

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY J. CARLA IKARD

SolomonParks File No. 20-000153-524

SP 11/2015

Certificate of Authenticity

I, John W. Bishop, 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 Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)