Karen Johnson Davidson County
Batch# 441899 DEEDWARR
07/22/2020 09:13:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20200722-0080384

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $265,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of July, 2020.

Notary Public

My commission expires:

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
Cody Behel	New Owner	092-12-0A-304.00-CO
1808 State Street		
Nashville, TN 37203-2215		

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,

Thomas A. Wiseman, III and Janet E. Wiseman, husband and wife, as tenants in common

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

Cody Behel, Single

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

A Certain Condominium Unit in Davidson County, Tennessee, Described as Follows: Unit No. 304 in a Horizontal Property Regime of State House Manor, of Record in Book 7333, Page 36, Said Register's Office, to Which Plan Reference is Made for a More Complete Description. The Premises Herein Conveyed is a Condominium Project Established Pursuant to the Provisions of the Tennessee Horizontal Property Act as the Same is Set Out in Section 61-27-101, Et Seq., of Tennessee Code Annotated, and is Subject to the Provision and Requirements Thereof; to the by-laws for the Administration Thereof; to 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 Building Thereof; and Also Including Without Limitations, All Conditions, Covenants, Restrictions, Options, Burdens, Assessments and Other Undertakings Contained in the Master Deed and by-laws Establishing a Horizontal Property Regime of State House Manor Condominium, of Record in Book 7333, Page 36, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas A. Wiseman, III and Janet E. Wiseman, husband and wife, as tenants in common by Quitclaim deed from Thomas A. Wiseman, III, a married man, who acquired title as unmarried, joined by his spouse Janet E. Wiseman of record in Instrument No. 20151103-0111878 Register's Office for Davidson County, Tennessee.

This is improved property known as **1808 State Street, Nashville, TN 37203-2215.**

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 17 day of July, 2020.

Thomas A. Wiseman III

Janet E. Wiseman

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Thomas A Wiseman III and Janet E Wiseman, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that 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 17 day of July, 2020.

Notary Public
My Commission Expires: 05/01/2021

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SolomonParks File No. 20-000175-524

SP 11/2015

True Copy Certification

I, **Jennifer Pennell**, 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.

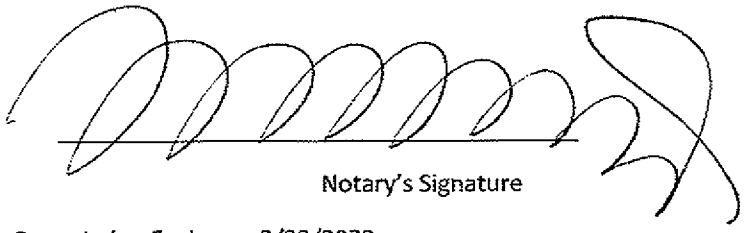


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

