WARRANTY DEED

Karen Johnson Davidson County
Batch# 460100 DEEDWARR
08/19/2020 10:31:30 AM 2 pgs
Fees: $13.00 Taxes: $1,276.50
20200819-0093307

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Teresa Jidell
Affiant

SUBSCRIBED AND SWORN TO ME ON 14TH DAY OF AUGUST, 2020.

Regina Vitullo
Notary Public

REGINA VITULLO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2022

MY COMMISSION EXPIRES: 11-6-22

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 1076

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: If left blank please use the address of the new owner	MAP PARCEL
Stanley Atunzu	New Owner	93-06-0A-038.00-CO
301 Demonbreun St., Unit 502	SAME	
Nashville, TN 37201		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JEFFREY PRATT, A SINGLE MAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

STANLEY ATUNZU, A SINGLE MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 502, on the Plan of Encore, a Residential Condominium as established by the Master Deed for Encore, a Residential Condominium and shown as an Exhibit thereto in Instrument No. 20080225-0018429, further pursuant to a Master Deed for Encore Master Condominium of record in Instrument No. 20080225-0018425, as amended in Instument No. 20111104-0086473, and Instrument No. 20111215-0097929, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey Pratt, a single man by Warranty Deed from Trent Scheriger, of record in Instrument No. 20190409-0032147, in the Register's Office of Davidson County, Tennessee. dated April 01, 2019, and recorded on April 09, 2019; and also being the same property conveyed Trent Scheriger, by Warranty Deed from Dayton Steven Lassiter, unmarried, of record in Instrument No. 20160629-0066542, in the Register's Office of Davidson County, Tennessee, dated June 22, 2016, and recorded on June 29, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

This is improved property known as 301 Demonbreun St., Unit 502, Nashville, TN 37201

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), their heirs and/or 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), their heirs and/or 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.

Witness our/my hand on the 14th day of August, 2020.

Jeffrey Pratt

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 Jeffrey Pratt, the bargainor, 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.

Witness my hand and official seal at office this 14th day of August, 2020.

Notary Public

My Commission Expires: 2/12/23

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, John A Ball Sr., 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 TN

County of Davidson

Personally appeared before me, [illegible] a notary public for this county and state, John A Ball Sr. 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: 3-8-2021
Notary Seal (if on paper)

DONNA LOWDON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY