(1)

Karen Johnson Davidson County
Batch# 461332 DEEDWARR
08/21/2020 09:29:11 AM 2 pgs
Fees: $13.00 Taxes: $1,424.50

20200821-0094475

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200728367

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE, TN 37075

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSOI

The actual consideration or value, whichever is greater, for this transfer is: $385,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of August, 2020.

Notary Public
My Commission Expires: 2-8-2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Elizabeth L. Jones 5303A Indiana Avenue Nashville TN 37209	New Owner	Tax Parcel ID No. 91-111-D-1CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **ENC Properties, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elizabeth L. Jones, a single woman**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

BEING Unit A on the Plan of Homes at 5303 Indiana Avenue, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101 et seq. as amended, Tennessee Code Annotated, as established by the Declaration of Covenants, Conditions and Restrictions for Homes at 5303 Indiana Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20191213-0128776, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, co-owners and tenants of Homes at 5303 Indiana Avenue, a Horizontal Property Regime with Private Elements contained in said Declaration, the By-Laws appended thereto as Exhibit "B", said Register's Office, the plat filed as Exhibit "C" to said Declaration, said Register's Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to ENC Properties, LLC, a Tennessee limited liability company by Quitclaim Deed from Andrew Joseph Nacario, a married man, of record in Instrument No. 20200520-0052445, in the Register's Office of Davidson County, Tennessee, dated May 15, 2020 and recorded on May 20, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Extension of Plan No. 1 West Nashville to the Morrow Road, as recorded in Plat Book 57, Page(s) 173.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20191213-0128776 and amended in Instrument No. 20200225-0021111.

This is improved property located at 5303A Indiana Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of August, 2020.

ENC Properties, LLC, a Tennessee limited liability company

BY: Andrew J. Nacario, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Andrew J. Nacario, with whom I am personally acquainted, and who acknowledged himself to be the Sole Member of ENC Properties, LLC a Tennessee limited liability company, the within named bargainer, and that he as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Sole Member.

Witness my hand, at office, this 20th day of August, 2020.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022