This instrument prepared by:
MLJ Escrow & Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

File #

Karen Johnson Davidson County
Batch# 467053 DEEDWARR
08/31/2020 11:21:43 AM 2 pgs
Fees: $13.00 Taxes: $1,137.75

20200831-0098447

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Christine Sonja Mcdonald	New Owner	**93-06-0A-173.00**
301 Demonbreun St. 1218 Nashville TN 37201	←	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Paul Klotz, married,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Christine Sonja Mcdonald, a single woman,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson Tennessee, described as follows, to-wit:

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 1218 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record in Instrument No. 20080225-0018429 and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Paul D. Klotz, a married man, by Warranty Deed from Marvin R. Sandrell, an unmarried man, sated 4/3/2018 and recorded 4/5/2018, of record in Instrument No. 20180405-0031934, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2020 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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, his/her heirs and assigns, forever;

AND **Paul Klotz,** do covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Paul Klotz,** further covenant and bind her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: 301 Demonbreun St., Unit 1218, Nashville, TN 37201

Executed on this 10th day of June, 2020.

Paul Klotz by Shannon Carter Attorney-in-Fact

Paul Klotz
By Shannon Carter, Attorney In Fact

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 Shannon Carter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Paul Klotz, and that she is authorized by Paul Klotz, to execute this instrument on his behalf, as evidenced by a Power of Attorney.

Witness my hand this 10th day of June, 2020.

Notary Public

EDWARD B. BALDWIN, III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $307,500.00

Affiant

Sworn to and subscribed to me, the undersigned, 10th day of June, 2020.

Notary Public

IRENE KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 10/11/2022