This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2020070015

35740

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $359,700.00

Sworn to and subscribed before me this 23 day of September, 2020.

Affiant

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 482863 DEEDWARR
09/24/2020 01:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,330.89
20200924-0110077

Address of New Owner:
Wyatt, LLC
5042 Thoroughbred Ln. #200
Brentwood, TN 37027

Send Tax Bills to:
New Owner
5042 Thoroughbred LN. #200
Brentwood, TN 37027

Map-Parcel Numbers:
104-020C-107.00-CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Nancee Dennison and Roswell Dennison, Jr., wife and husband** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Wyatt, LLC a Tennessee limited liability company** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 107, together with the appurtenant interest in the common elements of Midtown Lofts Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20050630-0075478, amended in Instrument No. 20060921-0117372, Instrument No. 20061016-0128233 and Instrument No. 20070124-0009913 and 20070928-0115604, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plat attached as Exhibit "D" to the aforementioned Master Deed, together with an inseparable appurtenant interest in the right to the exclusive use and possession of Allocated Parking Space Nos. 53 & 54.

Being the same property conveyed to Nancee Kerkman, unmarried by Warranty deed from Midtown Lofts, LLC, a Tennessee limited liability company of record in Instrument No. 20070207-0016369 Register's Office for Davidson County, Tennessee, dated February 05, 2007 and recorded on February 07, 2007.

Being the same property conveyed to Nancee Dennison and husband Roswell Dennison, Jr. by Quitclaim deed from Nancee Kerkman, N/K/A Nancee Dennison of record in Instrument No. 20150401-0028042 Register's Office for Davidson County, Tennessee, dated March 23, 2015 and recorded on April 01, 2015.

This is improved property known as **205 31st Avenue N. #107, Nashville, TN 37203.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand, this 22nd day of September, 2020.

Nancee Dennison

Roswell Dennison, Jr.

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Nancee Dennison and Roswell Dennison, Jr., the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of September, 2020.

Notary Public Exp: 5/19/2023

ALEXANDRA OWEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy L. Thomas
Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

