THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $505,000.00

Affiant

Subscribed and sworn to before me, this 25th day of September, 2020.

Notary Public

My Commission Expires: 7/9/24

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

Karen Johnson Davidson County
Batch# 485855 DEEDWARR
09/29/2020 02:54:32 PM 2 pgs
Fees: $13.00 Taxes: $1,868.50
20200929-0112268

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Taylor Lee Francis 1100 Russell St, #102 Nashville, TN 37206	New Owner	Tax Parcel ID No. 083-13-0C-002.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **STACEY ANN TACKETT, A MARRIED WOMAN** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **TAYLOR LEE FRANCIS, A SINGLE MAN** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 102, together with the appurtenant interest in the common elements of MC3, a Condominium Development, a horizontal property regime established by Master Deed, of record as Instrument No. 20070628-0077498, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed.

Being the same property conveyed to STACEY ANN TACKETT, UNMARRIED, by deed from MARTIN CORNER, A TENNESSEE GENERAL PARTNERSHIP, of record as Instrument No. 20111003-0076505, dated September 30, 2011, said Register's Office.

James Hunter Sparkman, spouse of Grantor, joins in the execution of this instrument to convey his marital interests, if any, in the property.

This is improved property commonly known as: **1100 Russell St, #102, Nashville, TN 37206**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that she has 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 herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # 6-C-20-1100-102

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of September, 2020.

STACEY ANN TACKETT

JAMES HUNTER SPARKMAN

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **STACEY ANN TACKETT and JAMES HUNTER SPARKMAN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 25th day of September, 2020.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

Notary Public
My Commission Expires: _____