Karen Johnson Davidson County
Batch# 488645 DEEDWARR
10/02/2020 03:37:30 PM 3 pgs
Fees: $18.00 Taxes: $481.00
20201002-0114437

Name and Address of New Owner:
Breanne Jurbala and Robert Jurbala
420 Elysian Field Unit B16
Nashville, TN 37211

Send Tax Bills To:
SAME

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 133140A03500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Port Royal LLC, a Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Breanne Jurbala, A Single Woman, and Robert Jurbala, A Single Man, as tenants in common with rights of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain condominium located in Davidson County, Tennessee, being Unit No. B-16 of The Village at Grassmere, formerly Oakcrest Condominiums, created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated as shown on plat of record in Plat Book 5200, Page 413, and as established under Master Deed of record in Book 5884, Page 960, amended and restated in Book 9559, Page 939, Instrument No. 20041102-0131823, Instrument No, 20060630-0078687 and further amended in Instrument No. 20070301-0025595, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Port Royal, LLC by Quitclaim Deed from Nick Calmes, unmarried, recorded on June 27, 2019, of record in Instrument No. 20190627-0062698, Register's Office for Davidson County, TN.

Being the same property conveyed to Nick Calmes, unmarried, by Warranty Deed from Melanie Winand Supplemental Need Trust, recorded on December 22, 2015, of record in Instrument No. 20151222-0128625, Register's Office for Davidson County, TN.

This is improved property known as 420 Elysian Field, Unit B16, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 1st day of October, 2020.

Port Royal LLC

John A. Bell, Jr-Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, John A Bell Jr, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Authorized Agent of Port Royal, LLC, the within named bargainor, and he as such Authorized Agent being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Port Royal LLC by himself as Authorized Agent.

Witness my hand and seal, at office in Nashville, this 1st day of October, 2020.

Notary Signature

My commission expires: 3-8-2021

DELLYN LOWHORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF ~~DAVIDSON~~ Cheatham)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $130,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
1st day of October, 2020.

Notary Public
My commission expires: 1·10·21
File No. 2020-1650

KAYTLYN N. DODSON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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 Tennessee

County of Cheatham

Personally appeared before me, Dana L. Austin, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 2nd day of October, 2020

Notary's Signature

My Commission Expires: 8.27.22

DANA L. AUSTIN
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY