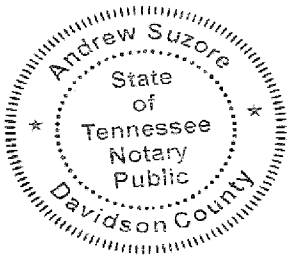
Karen Johnson Davidson County
Batch# 496745 DEEDWARR
10/16/2020 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20201016-0120365

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

Affiant

SUBSCRIBED AND SWORN TO ME ON 15TH DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: May 7, 2024

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 1199

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: If left blank please use the address of the new owner	MAP PARCEL
Glee R Solomon		093 06 0A 149.00
301 Demonbreun Street, Unit 1115		
Nashville, TN 37201		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Mahnaz Johnson, unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

GLEE R SOLOMON, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 1115 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for for Encore, a Master Condominium of record as 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 Mahnaz Johnson, unmarried woman by Warranty Deed from Encore Phase I Development Company, LLC, a Tennessee limited liability company, dated June 6, 2008, recorded on 06/11/2008, in Instrument No. 20080611-0060083, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

2. Master Deed of record in Instrument No. 20080225-001845 and 20080225-0018429, Amendments to 20080225-0018245 in Instrument Nos. 20111104-0086473 and 20111215-0097929; Amendments to 20080225-0018429 of record in Instrument Nos. 20151203-00122000, 20170324-0029048, and 20181016-0102535, said Register's Office.

3. Charter of record in Instrument No. 20080225-0018428, said Register's Office.

4. Notice of land use restrictions of record in Instrument No. 20091214-0113967, said Register's Office.

This is improved property known as 301 Demonbreun Street, Unit 1115, Nashville, TN 37201

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our/my hand on the 15th day of October, 2020.

Mahnaz Johnson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state Mahnaz Johnson, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.
Witness my hand and official seal this 15th day of October 2020.

Notary Public
My Commission expires: 11-22-2023

MISTY D COGDILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Commission Expires
November 22, 2023

Certificate of Authenticity

I, John W. Bishop, 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 Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)