Karen Johnson Davidson County
Batch# 499300 DEEDWARR
10/20/2020 12:22:30 PM 2 pgs
Fees: $13.00 Taxes: $888.00
20201020-0122086

3132

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $240,000.00. Affiant Subscribed and sworn to before me, this the 19 day of October, 2020. Notary Public My commission expires: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Roger W. Sovine Shirley Sovine	Regions Mgt.	Map 116-13-0-C Parcel 067.00co
105 Leake Avenue #67	Dept 2520, PO Box 2153	
Nashville, TN 37205	Birmingham, AL 35287-2520	

FOR AND IN 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,

John W. Nelley, Jr., Trustee of the George W. Holcomb, III Irrevocable Trust under the Will of Alice L. Holcomb, and John W. Nelley, Jr., Trustee of the Virginia B. Holcomb Irrevocable Trust under the Will of Alice I. Holcomb

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

Roger W. Sovine and Shirley Sovine, husband and wife

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

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 67, together with Parking Space 37, of the Belle Meade Tower Condominium Apartments, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Belle Meade Tower Condominiums, of record in Book 4469, Page 530, as corrected in Book 4494, Page 489, and as amended in Book 4631, Page 407, Book 4631, Page 410, Book 4851, Page 950, Instrument No. 20000803-0076841, Instrument No. 20030725-0104241, Instrument No. 20120405-0029426, and restated in Instrument No. 20130214-0015134, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 4469, Page 549, and as amended in Book 5046, Page 828, Instrument No. 20000614-0059221, Instrument No. 20030902-0126376, Instrument No. 20120405-0029434 and restated in Instrument No. 20130214-0015134, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Revised Plan of Belle Meade Tower Condominium Apartments, for placement of Units, of record in Instrument No. 20001020-0104050, revising Book 4175, Page 159, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to John W. Nelley, Jr., Trustee of The Holcomb Family Trust under The Will of Alice I. Holcomb, by Warranty Deed dated April 26, 2004 from Ada Diane Stone, unmarried, of record in Instrument No. 20040503-0049757, Register's Office for Davidson County, Tennessee. The said John W. Nelley, Jr., Trustee of the Holcomb Family Trust under the Will of Alice I. Holcomb having quitclaimed to John W. Nelley, Jr., Trustee of George W. Holcomb, III Irrevocable Trust under the Will of Alice I. Holcomb, as to 50% undivided interest in and to said property; and John W. Nelley, Jr., Trustee of Virginia B. Holcomb Irrevocable Trust under the Will of Alice I. Holcomb, as to 50% undivided interest in and to said property, as tenants in common, by Quitclaim Deed dated January 24, 2020, of record in Instrument No. 20200207-0014250, said Register's Office.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Instrument No. 20001020-0104050, Revising Plat Book 4175, page 159, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Easement to American Telephone and Telegraph Co of record in Book 1207, Page 547, said Register's Office. 3) Easement Agreement for drainage in Book 3183, Page 201, Register's Office of Davidson County, Tennessee. 4) Permanent and temporary Easement for the Construction of Bridge and Channel Change of record in Book 4355, Page 696, said Register's Office. 5) Grant of Gas Service Line or Fuel Line Easement of record in Book 6701, Page 203, said Register's Office. 6) Right of Way and Easement to BellSouth Telecommunications of record in Book 9351, Page 933, Register's Office of Davidson County, Tennessee. 7) Memorandum of Lease to Bellsouth Mobility Inc, of record in Book 10468, Page 321 and amended in Instrument No. 20200214-0017000, said Register's Office. 8) Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20140314-0021538 and Instrument No. 20180611-0055678, said Register's Office. 9) Master Deed establishing a Horizontal Property Regime of Belle Meade Tower Condominiums, of record in Book 4469, Page 530, and as corrected in Book 4494, Page 489, and as amended in Book

4631, Page 407, in Book 4631, Page 410, in Book 4851, Page 950, in Instrument No. 20000803-0076841, Instrument No. 20030725-0104241, and in Instrument No. 20120405-0029426, and Restated Master Deed and By-Laws of record in Instrument No. 20130214-0015134, Register's Office for Davidson County, Tennessee. 10) By-Laws of Belle Meade Tower Homeowners' Association, Inc., of record in Book 4469, Page 549, and as amended in Book 5046, Page 828, in Instrument No. 20000614-0059221, and in Instrument No. 20030902-0126376, and in Instrument No. 20120405-0029434, Instrument No. 20170808-0081199, Instrument No. 20181029-0106810 and Instrument No. 20191002-0100771, Register's Office for Davidson County, Tennessee. 11) Charter of Belle Meade Tower Condominium Association in Instrument No. 20120405-0029415, Register's Office for Davidson County, Tennessee. 12) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **105 Leake Avenue #67, Nashville, TN 37205**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, their heirs and 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 my/our hand(s) this 16 day of **October, 2020.**

John W Nelley Jr Trustee

Seller: John W. Nelley, Jr., Trustee of
George W. Holcomb, III Irrevocable Trust
under the Will of Alice I. Holcomb

John W Nelley Jr Trustee

Seller: John W. Nelley, Jr., Trustee of the
Virginia B. Holcomb Irrevocable Trust under
the Will of Alice I. Holcomb

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~)
WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, **John W. Nelley, Jr., Trustee of the George W. Holcomb, III Irrevocable Trust under the Will of Alice L. Holcomb, and John W. Nelley, Jr., Trustee of the Virginia B. Holcomb Irrevocable Trust under the Will of Alice I. Holcomb,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of **October, 2020.**

J Nicole Pahle

Notary Public

My Commission Expires: 6/19/2022

J. NICOLE PAHLE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JUNE 19, 2022

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Ernest D Bennett III

Signature

State of Tennessee)
County of Davidson)

Personally appeared before the undersigned, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mary Gail Porter

Notary Signature

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

My Commission Expires: January 10, 2023

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