Karen Johnson Davidson County
Batch# 506227 DEEDWARR
10/30/2020 03:41:08 PM 2 pgs
Fees: $13.00 Taxes: $869.50

20201030-0127268

MALLORY P. COOK
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Marshall

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF **OCTOBER, 2020.**

Notary Public

MY COMMISSION EXPIRES: 6/28/2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JACK HENEGAR CATHEY	Jack H. Cathey	**104-10-0N-012.00-CO**
(NAME) **2901 BLAIR BLVD., UNIT B-12**	(NAME) P.O. Box 2513	
(ADDRESS) **NASHVILLE, TN 37212**	(ADDRESS) Lewisburg, TN 37091	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, MICHAEL V. ULVEN, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JACK HENEGAR CATHEY,** _____, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. B-12, Westchester Condominiums, as established under Master Deed of record in Instrument No. 20070607-0068596, corrected as Instrument No. 20071009-0120320, 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 Michael V. Ulven, an unmarried man, from Nick R. Krawchuk, unmarried, by deed dated August 1, 2017, of record in Instrument No. 20170807-008043, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Master Deed of record Instrument No. 20070607-0068596, corrected as Instrument No. 20071009-0120320; Charter for Westchester Condominiums Homeowner's Association, Inc. of record in Instrument No. 20070614-0071268; and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **2901 BLAIR BLVD., UNIT B-12, NASHVILLE, TN 37212**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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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, their heirs and assigns forever; and we do covenant with 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 hand this 23 day of October, 2020.

MICHAEL V. ULVEN

STATE OF GEORGIA
COUNTY OF Fulton

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Michael V. Ulven**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 23 day of October, 2020.

My Commission Expires: May 17 2022

Notary Public

BRYAN RAFIE
NOTARY PUBLIC
Fulton County
State of Georgia
My Comm. Expires May 17, 2022

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Notary