Karen Johnson Davidson County
Batch# 512896 DEEDWARR
11/10/2020 10:16:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20201110-0132177

 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $270,000.00. Affiant Subscribed and sworn to before me, this 5th day of November, 2020. Notary Public My commission expires:

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Alan Pesti	New Owner	082-15-0A-056.00-CO
2115 Yeaman Pl Unit 321		
Nashville, TN 37206		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Meredith M. Schakel, an unmarried woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Alan Pesti, a single man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 321, and Parking Space 131, 5th and Main Condominiums, together with the property regime established by Master Deed of record in Instrument No. 20060630-0078751, amended at Instruments No. 20070104-0001656, Instrument No. 20070424-0048607, Instrument No. 20080411-0036927, Instrument No. 20080512-0048553, and Instrument No. 20081120-0114262 in the Register's Office, Davidson County,- Tennessee, together with the appurtenant interest in the common elements of 5th and Main Condominium, as shown in Exhibit B or the Fifth Amendment to Master Deed of record as instrument Number 20081120-0114262, a horizontal property regime established by Master Deed of record in Instrument Number 20060630-0078751, Register's Office for Davidson County, Tennessee. Said Unit being depicted on the Condominium Nat attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Meredith M. Schakel, an unmarried woman by Warranty deed from 5th and Main Residential Owner Inc, a Tennessee Corporation of record in Instrument No. 20081124-0115145 Register's Office for Davidson County, Tennessee, dated November 21, 2008 and recorded on November 24, 2008.

SP 11/2015

This is improved property known as **2115 Yeaman Pl Unit 321, Nashville TN 37206.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 5th day of November, 2020.

Meredith M. Schakel

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Meredith M. Schakel, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 5th day of November, 2020.

Notary Public
My Commission Expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Lenders Title Company File No. 20-000267-528

SP 11/2015

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 12/15/2021