WARRANTY DEED

Karen Johnson Davidson County
Batch# 539292 DEEDWARR
12/21/2020 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20201221-0151013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/22

(AFFIX SEAL)

JILL L. SWICEGOOD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Paige Alexandria Pell	NEW OWNER	092160C30700CO
(NAME)	(NAME)	
807 S 18th Avenue, Unit 307		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Joe L. Pell and Shelly D. Pell, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Paige Alexandria Pell, an unmarried woman**, hereinafter called the GRANTEE(S), her 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. 307, on the Plan of 807 Eighteenth Avenue Condominiums, as established under Master Deed of record in Instrument No. 200412140148798, and as amended in Instrument No. 200412160149823 and in Instrument No. 200505040050222 and re-recorded Instrument No. 200601090003220, and amended in Instrument No. 200705090055940 and further described on plan of record attached to said Master Deed as "Exhibit E" of record in Register's Office for Davidson County, Tennessee to which Master Deed reference is hereby made for a more particular description of said unit.

Parking space # 16 is included as an appurtenance to this Unit in the Third Amendment to the Master Deed of record in Instrument N0. 200511230142078, Register's Office for Davidson County, Tennessee. This appurtenance is deeded with this unit and is not transferable in any fashion except with a transfer of the Unit.

Being the same property conveyed to Joe L. Pell and Shelly D. Pell, husband and wife by Warranty Deed from Steven Berneman, a married man, and Louis Berneman, a married man, and Harriet Berneman, a married woman, dated 5/15/2018, of record in Instrument 201805180048010, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) Covenants, conditions, easements and restrictions recorded in Instrument 200412140148798, and amended recorded in Instrument 200412160149823, Instrument 200505040050222, and Re-record in Instrument 200601090003220, and amended in Instrument 200511230142078, Instrument 200705090055940, and Instrument 200803140026174; (2) Boundary Line Settlement, Quitclaim Deed and Grant

of Easement of record in Instrument 200504200044082; (3) Resolution of Board Re Dangerous Doges of record in Instrument 200803140026174; (4) Charter of 807 Eighteenth Homeowners Association, Inc., of record in Instrument 200411300142097, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 807 S 18th Avenue, Unit 307, Nashville, TN 37203

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), her 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), her 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.

Effective the 18th day of December, 2020.

Joe L. Pell

Shelly D Pell

Shelly D. Pell

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joe L. Pell and Shelly D. Pell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of December, 2020.

Notary Public

My Commission Expires: February 26, 2023

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

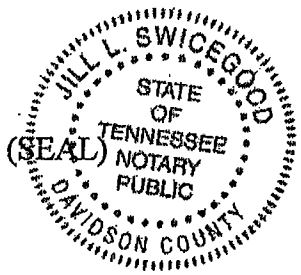
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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