Karen Johnson Davidson County
Batch# 548204 DEEDWARR
01/06/2021 01:26:30 PM 3 pgs
Fees: $18.00 Taxes: $388.50
20210106-0002753

WARRANTY DEED

ELIZABETH LEONBERGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-17-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF January 2021.

Notary Public

MY COMMISSION EXPIRES: 3·17·2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2020-GTE-449

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Keith D. Lee	Same As Owner	043 10 0A 013.00
(NAME) 555 North Dupont Avenue A4	(NAME)	
(ADDRESS) Nashville, TN 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Eric M. Quiram, a married man and Jason A. Quiram, a married man** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Keith D. Lee, an unmarried man** (the "**Grantee**"), his heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

A condominium Unit in Davidson County, Tennessee, being Unit No. A-4 (211), on the Plan of Madison Park Condominium, Phase II, according to Master Deed of record in Book 5462, Page 614, as corrected by Book 5608, Page 551 and amended in Book 8014, Page 416, amendment to bylaws in Book 10895, Page 319, Rules and Regulations in Instrument No(s). 20150324-0025053, 20150813-0081222 and 20180426-0039524 and Rule Regarding Expenses of Enforcement in Instrument No. 20170327-0029689, in the Register's Office for Davidson County, Tennessee, and more particularly described in Plat Book 5200, Pages 179 through 182, in the Register's Office of Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being part of the same property conveyed to Eric M. Quiram and Jason A. Quiram, by Warranty Deed from Nicholas Buda, Unmarried and Ashley Bosshart, Unmarried, of record in Instrument No. 20161118-0122173, in the Register's Office of Davidson County, Tennessee, dated November 15, 2016 and recorded on November 18, 2016.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2021 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements

of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 555 North Dupont Avenue, A-4, Nashville, TN 37115

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), its successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 5th day of January, 2021.

GRANTOR:

Eric M. Quiram

Jason A. Quiram

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Eric M. Quiram and Jason A. Quiram, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 5th day of January 2021.

ELIZABETH LEONBERGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-17-2024

Notary Public

My Commission Expires: 3·17·2024

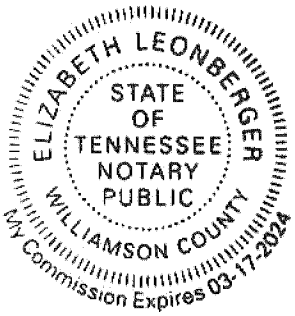
TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 DAVIDSON)

On this 4th day of January, 2021, personally appeared before me, Elizabeth Leonberger, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: March 17, 2024