WARRANTY DEED

File #2021013518

ANT VIXAYVONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES: 01/18/22

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of January, 2021.

Notary Public

MY COMMISSION EXPIRES (A

Karen Johnson Davidson County
Batch# 564787 **DEEDWARR**
02/01/2021 09:07:25 AM 2 pgs
Fees: $13.00 Taxes: $1,198.80

20210201-0013854

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pembroke, LLC	NEW OWNER	104-09-0K-110.00-CO
(NAME)	(NAME)	
4615 Shys Hill Road	4615 Shys Hill Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Stephanos Stroop, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Pembroke, LLC,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN TN COUNTIES COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 110, Building "C", on the plan of The Montclair, according to the Master Deed of record in Book 7332, page 380 as amended in Book 7902, page 113 and Instrument Nos. 20021231-0162451 and 20030113-0005471, Register' s Office of Davidson County, Tennessee, and more particularly described in Exhibit " B" of Master Deed of record in Book 7332, Page 380, as amended in Book 7902, page 113, Register' s Office of Davidson County, Tennessee, to which plat reference is hereby made for a particular description.

Being the same property conveyed to Stephanos Stroop, single man by Warranty deed from Clayton Mitchell, unmarried of record in Instrument No. 20191217-0130020 Register's Office for Davidson County, Tennessee, dated December 13, 2019 and recorded on December 17, 2019. The said Stephanos Stroop having since married.

M'Lissa Stroop, spouse of Grantor, joins in execution of this instrument for the purpose of conveying her marital interest, if any, in subject property

This conveyance is subject to: Taxes for the year 2014, a lien, not yet due or payable.; The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Montclair of record in Book 7332, Page 380, amended in Book 7902, Page 113 and by Second Amendment in Instrument No. 20021231-0162451, and by Third Amendment in Instrument No. 20030113-0005471, Register's Office for Davidson County, Tennessee.; Charter of record in Book 7887, Page 462, in the Register's Office for Davidson County, Tennessee.; Restrictive Covenants as contained in Deed of record in Book 6846, Page 838, in the Register's Office for Davidson County, Tennessee.; Easement for ingress and egress contained in Deed of record in Book 6846, Page 833, as confirmed and corrected by Deed of Confirmation and Correction of record in Book 6881, page 926, by Second Deed of Confirmation and Correction of record in Book 7902, page 109, in the Register's Office for Davidson County, Tennessee.; Easement from Montclair Condominiums Association, Inc. of record in Book 7902, Page 145, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **3818 West End Ave Unit 110, Nashville, TN 37205**

(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 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 our hands this 29th day of January, 2021.

Stephanos Stroop

M'Lissa Stroop

VA

* and M'Lissa Stroop

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Stephanos Stroop, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29th day of January, 2021.

Commission expires:

8/22/22

Notary Public

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128