WARRANTY DEED

Karen Johnson Davidson County
Batch# 567583 **DEEDWARR**
02/03/2021 02:39:10 PM 2 pgs
Fees: $13.00 Taxes: $2,549.30

20210203-0015814

JM-SB-VRES-21-911B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $689,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dean Pekmezian and Lynn Pekmezian	**NEW OWNER**	
(NAME)	(NAME)	
911 B S Douglas Ave		**105-14-0G-002.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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 consideration, the receipt of which is hereby acknowledged, **KEITH M. FERRARA AND ERIN FERRARA, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DEAN PEKMEZIAN AND LYNN PEKMEZIAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Private Element Unit B, on the Plan of 916 South Douglas Condominiums, a Condominium (Horizontal Property Regime with Private Elements as defined in Tenn. Code Ann. §66-27-101 et seq.) located in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 916 South Douglas Condominiums, a Condominium of record in Instrument Number 20130208-0013280, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 911 South Douglas Avenue, a Condominium with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument Number 20130208-0013280, said Register's Office, are hereby incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Keith M. Ferrara and Erin Ferrara, husband and wife by Warranty deed from Hays and Associates, LLC of record in Instrument No. 20131021-0109832 Register's Office for Davidson County, Tennessee, dated October 17, 2013 and recorded on October 21, 2013.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Plan of record in Plat Book 57, Page 95, Register's Office for Davidson County, Tennessee.
- Plan of record as Instrument Number 20130208-0013280 - Exhibit B, Register's Office of Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of 911 South Douglas Avenue (a Condominium with Private Elements) of record in Instrument Number 20130208-0013280, Register's Office for Davidson County, Tennessee.
- By-Laws of 911 South Douglas Avenue Owners Association, Inc. of record in Instrument Number 20130208-0013280 - Exhibit "D", in the Register's Office for Davidson County, Tennessee.
- Articles of Incorporation of 911 South Douglas Avenue Owners Association, Inc. of record in Instrument Number 20130208-0013280 - Exhibit E, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **911 B S Douglas Ave, Nashville, Tennessee 37204**.

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), their heirs and 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), 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/our hand(s) this the 1st DAY OF FEBRUARY, 2021.

Keith Ferrara
Keith M. Ferrara

ERIN Ferrara by Keith Ferrara as Attorney-in-fact.
Erin Ferrara
by Keith M. Ferrara as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 1st of February, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEITH M. FERRARA, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ERIN FERRARA, and who acknowledged he/she/they executed the same as the free act and deed of the said ERIN FERRARA.

Witness my hand and official seal, this the 1st of February, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212