PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 572425 DEEDWARR
02/10/2021 03:23:06 PM 2 pgs
Fees: $13.00 Taxes: $1,165.50
20210210-0019376

W & I Ref: (DW) Title No.: 61631
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Michael J. Broadwell 124 West 12 Stones Xing Goodlettsville, TN 37072	NEW OWNER

TAX MAP PARCEL NUMBERS: 104090K21300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$315,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Behnaz Barahimi Sulkowski, married,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Michael J. Broadwell, married,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A condominium Apartment in Davidson County, Tennessee, being Unit No. 213 of The Montclair, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6900, page 954 and further set forth in Book 7332, page 380, amended in Book 7902, page 113, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and liability common elements of the Condominium.

Being the same property conveyed to Behnaz Barahimi, now known as Behnaz Barahimi Sulkowski, unmarried, by Warranty Deed from Steven L. Scesa, unmarried, dated May 1, 2009 and recorded on May 1, 2009, of record in Instrument No. 20090501-0040001, Register's Office for Davidson County, Tennessee.

James Parkes Sulkowski, spouse of Behnaz Barahimi Sulkowski, joins in execution of this instrument solely to convey any marital interest he may have in subject property.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2021, and subsequent years; The Plan of record in Book 6900, page 954 and as further set forth in the Master Deed of record in Book 7332, page 380, amended in Book 7902, page 113, said Register's Office, shows an owner's certificate, a minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 7332, page 380; Book 7902, page 113; Instrument No. 20021231-0162451; and, Instrument No. 20030113-0005471, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters. Charter of Montclair Condominiums Association, Inc., of record in Book 7887, page 462, said Register's Office.

This is improved property, known as 3818 West End Avenue, # 213, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 9th day of February, 2020.

Behnaz Barahimi Sulkowski **James Parkes Sulkowski**

State of Tennessee

County of Davidson

On this 9th day of February, 2020, before me the undersigned authority, personally appeared Behnaz Barahimi Sulkowski and James Parkes Sulkowski, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

SANDRA DENISE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-20-2024

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $315,000.00.

Affiant

Sworn and subscribed before me this 9th day of February, 2020.

Notary

My Commission Expires:

SANDRA DENISE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-20-2024