Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Name and Address of New Owner: Jason T. Yuhas
Send tax Notices to Same : 2310 Elliot Avenue, #204, Nashville, TN 37204

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State of Tennessee)
County of Smith)

The actual consideration or value, whichever is greater, for this transfer is $348,900.00.

Affiant

Sworn to and subscribed before me, the 1st day of March, 2021.

Notary Public

My Commission Expires: _____

Parcel No: 105-14-OC-204.00

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Karen Johnson Davidson County
Batch# 583276 DEEDWARR
03/03/2021 11:12:01 AM 3 pgs
Fees: $18.00 Taxes: $1,290.93

20210303-0027363

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of *THREE HUNDRED FORTH-EIGHT THOUSAND NINE HUNDRED and No/100 DOLLARS ($348,900.00)*, cash in hand paid, the receipt of which is hereby acknowledged, I, **DAVID MCDONALD**, have bargained and sold and by these presents do transfer and convey unto **JASON T. YUHAS**, his heirs and assigns, the following described tract or parcel of land located in Davidson County, Tennessee, bounded and described as follows:

Land in Davidson County, Tennessee, being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 204 as specified on the Plat shown in the Master Deed, on the Plan of The Park at Melrose Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Park at Melrose Condominiums, of record under Instrument No. 20070917-0110745, Register's Office for Davidson County, Tennessee; Including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of The Park at Melrose Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20070917-0110745, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property vested in DAVID MCDONALD by deed from Jim Kang, of record in Instrument No. 20170316-0025757, Register's Office for Davidson County, Tennessee.

THIS PROPERTY IS NOT THE PRIMARY MARITAL RESIDENCE OF THE GRANTOR.

This conveyance is subject to the following:

1. The Plan of record as set out on Exhibit "E" to the Master Deed in Instrument No. 20070917-0110745, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2. All matters shown on the Plan of record in Book 21, page 78, Register's Office for Davidson County, Tennessee.

3. The Premises herein insured is a condominium apartment established pursuant to all 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 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and By-Laws, establishing a Horizontal Property Regime of The Park at Melrose Condominiums, of record under Instrument No. 20070917-0110745, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions for The Master Regime of The Park at Melrose, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20070525-0062832, Register's Office for Davidson County, Tennessee.

5. Charter of Melrose Park Master Corporation, of record in Instrument No. 20070703-0079125, Register's Office for Davidson County, Tennessee.

6. Charter of The Park at Melrose Condominium Owners Association, of record in Instrument No. 20070925-0114302, Register's Office for Davidson County, Tennessee.

7. Memorandum of Lease to Web Service Company, Inc., of record in Book 10584, page 149, Register's Office for Davidson County, Tennessee.

8. Cable Television Easement and Maintenance Agreement of record in Instrument No. 20000418-0038819, Register's Office for Davidson County, Tennessee.

9. Stormwater Detention Agreement of record in Instrument No. 20060623-0075219, Register's Office for Davidson County, Tennessee.

10. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances in Instrument No. 20060623-0075251, Instrument No. 20060809-0098054 and in Instrument No. 20060809-0098082, Register's Office for Davidson County, Tennessee.

11. Attorney's Certificate of record in Instrument No. 20070822-0100253, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 2310 Elliott Avenue, Unit 204, Nashville, Tennessee 37204.

Possession: Date of deed
2021 Taxes Prorated

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging

to the said **JASON T. YUHAS**, his heirs and assigns, forever. I covenant that I am lawfully seized and possessed of said land in fee simple; have a good and lawful right to sell and convey it, and same is unencumbered, except as stated above.

I FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and forever defend the title to the said tract or parcel of land to the said **JASON T. YUHAS**, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND on this the 1 day of March, 2021.

DAVID MCDONALD

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF SMITH

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, **DAVID MCDONALD**, the bargainor, with whom I am personally acquainted or proven to be 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 Offices, Smith County, Tennessee, on this the 1 day of March, 2021.

Notary Public

My Commission expires: 11/13/23

JAMES DAVID GASS
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY