34334-2 Box #14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 606563 **DEEDWARR**
04/05/2021 10:29:35 AM 2 pgs
Fees: $13.00 Taxes: $1,289.45

20210405-0043750

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $348,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/6/2024
(AFFIX SEAL)

SHERRI KELLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0140

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Nicole Danielle Sherwood	NEW OWNER	Map: 105140C20900CO
(NAME)	(NAME)	
2310 Elliott Avenue; Apt. 209		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FORTY-EIGHT THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($348,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JOSEPH GARRETT LINN AND WIFE, MAREN M. LINN F/K/A MAREN M. JOHNSTONE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

NICOLE DANIELLE SHERWOOD, AN UNMARRIED WOMAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 209 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 conveyed to Joseph Garrett Linn and wife, Maren M. Johnstone, by deed from Hillview Village Partnership, a Tennessee general partnership, of record in Instrument No. 20080324-0028525, dated March 19, 2008, Register's Office for said County. The said Maren M. Johnstone is now known as Maren M. Linn.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 21, Page 78, said Register's Office.

Charter for Homeowners Association of record in Instrument No. 20070925-0114302, in the Register's Office for Davidson County, Tennessee.

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

Cable Telephone Maintenance Agreement of record in Instrument No. 20000418-0038819, in the Register's Office for Davidson County, Tennessee.

Lease to Web Service Co. of record in Book 10584, Page 149, in the Register's Office for Davidson County, Tennessee.

Sewer and Drainage Easement of record in Instrument No. 20060809-0098054, Instrument No. 20060809-0098082 and Instrument No. 20060823-0075251, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument No. 20070525-0062832, and Instrument No. 20070917-0110745, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2310 Elliott Avenue; Apt. 209, Nashville, TN 37204
(House No.) (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 31 day of March, 2021.

Joseph Garrett Linn

Maren M. Linn

STATE OF California
COUNTY OF Santa Clara

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph Garrett Linn and Maren Melina Linn, 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, 31st day of March, 2021.

My Commission Expires: July 5, 2022 Nirmaljit Kaur
Notary Public

NIRMALJIT KAUR
Notary Public - California
Santa Clara County
Commission # 2248896
My Comm. Expires Jul 5, 2022

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