Warranty Deed

Karen Johnson Davidson County
Batch# 611076 DEEDWARR
04/08/2021 03:14:30 PM 4 pgs
Fees: $23.00 Taxes: $3,108.00
20210408-0047176

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $840,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of April, 2021.

Notary Public

My commission expires:

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05.09.2023

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Julianne Fisher	New Owner	118-01-2H-002.00-CO
2508 10th Ave. S.		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TODD GELFAND, TRUSTEE OF THE MONTROSE TRUST DATED SEPTEMBER 14, 2018**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JULIANNE FISHER, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of Homes at 928 Montrose Avenue, a Horizontal Property Regime with Private Elements as shown on Exhibit "B" of Declaration of Covenants, Conditions and Restrictions for 928 Montrose Avenue, of record in Instrument No. 20190221-0015974, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lucille Martin, Geraldine Martin and Henrietta Martin by Warranty deed from Darryl L. Overton, unmarried of record in Book 7185, page 474, Register's Office for Davidson County, Tennessee, dated March 26, 1987 and recorded on March 30, 1987.

Being the same property conveyed to Henrietta Martin by Quitclaim deed from Lucille Martin, Geraldine Martin and Henrietta Martin of record in Instrument No. 20030109-0004183 Register's Office for Davidson County, Tennessee, dated December 20, 2002 and recorded on January 09, 2003.

Being a portion of the same property conveyed to Geraldine Martin and Henrietta Martin by Quitclaim deed from Henrietta Martin of record in Instrument No. 20180430-0040162 Register's Office for Davidson County, Tennessee, dated April 29, 2018 and recorded on April 30, 2018.

Being a portion of the same property conveyed to Todd Gelfand, Trustee of The Montrose Trust, dated September 14, 2018 by Warranty deed from Henrietta Martin, an unmarried woman, and Geraldine Martin, an unmarried woman of record in Instrument No. 20181022-0104648 Register's Office for Davidson County, Tennessee, dated October 19, 2018 and recorded on October 22, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2508 10th Avenue South, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of April, 2021.

The Montrose Trust dated September 14, 2018

By: _____
Todd Gelfand, Trustee

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Todd Gelfand, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of The Montrose Trust dated September 14, 2018, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

See attached California Notarial Acknowledgement.

Witness my hand and seal this 1st day of April, 2021.

_____
Notary Public

My Commission Expires: May 18, 2023

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles }

On April 1st 2021 before me, Sharon Sindilaru, Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Todd Gelfand, Trustee
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

SHARON SINDILARU
Notary Public - California
Los Angeles County
Commission # 2288550
My Comm. Expires May 18, 2023

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Sharon Sindilaru
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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True Copy Certification

I, Margaret Philpott, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

Notary Public
My Commission Expires: 05-09-23