Karen Johnson Davidson County
Batch# 618261 DEEDWARR
04/19/2021 01:59:47 PM 2 pgs
Fees: $13.00 Taxes: $676.73
20210419-0052141

WARRANTY DEED

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-22-2022

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Megan Roach	Studio Bank	
(NAME)	(NAME)	
201 Summit Ridge Drive	124 12th Ave. S., Suite 400	131050B020100CO
(ADDRESS)	(ADDRESS)	
Nashville TN 37215	Nashville TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Vicki G. Donets and husband Peter N. Donets,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Megan Roach ,** HEREINAFTER CALLED THE GRANTEE, HIS/HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 201 of Four Seasons Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5050, page 30, and further shown as Exhibit "D" to the Master Deed of record in Book 6841, page 349, 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 limited common elements of the Condominium.

Being the same property conveyed to Vicki G. Donets and husband Peter N. Donets, by virtue of that certain Quit Claim Deed dated September 20, 1999, and being of record at Instrument No. Book 11679, Page 782 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Vicki G. Donets and husband, Peter N. Donets by virtue of Warranty Deed dated December 29, 1986 at Instrument No. Book 7101, Page 299 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Charter recorded at Book 4512, Page 162, Book 6855, Page 917 and Book 8176, Page 697, Easements of record at Instrument No. 20120521-0043888 and 20010912-0099679, Master Deed establishing horizontal property regime for record under Master Deed of record at Book 6841, Page 349, as amended at Book 6847, Page 122 **and all other matters of record, including all items set out on any applicable plat of record.**

This is improved x unimproved property, known as 201 Summit Ridge Dr. Nashville, TN 37215
(House Number) (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 my hand this 16th day of April, 2021.

Vicki G. Donets

Peter N. Donets

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Vicki G. Donets and Peter N. Donets,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of April, 2021.

Notary Public
My Commission Expires: 11-20-2023

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD