PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch# 627065 **DEEDWARR**
04/30/2021 03:09:26 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20210430-0058454

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (61804) Title No.: 61804
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
255 Westchase, LLC, a Colorado limited liability company c/o IPX 1031 10 S LaSalle Street, Suite 3100 Chicago, IL 60603	Anthony Bishop Elizabeth Bishop 2509 Patricia Avenue Los Angeles, CA 90064

TAX MAP PARCEL NUMBERS: 116030FO5500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$385,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Melinda Rodriguez Brower, Trustee of the Melinda Rodriguez Revocable Living Trust dated February 3, 2005**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **255 Westchase, LLC, a Colorado limited liability company** 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. 255 of Westchase Condominium Phase II, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 427, amended in Book 6250, page 43, 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 Melinda Rodriguez by Warranty Deed from Karen M. Gurucharri Speropulos, married, dated July 27, 2006 and recorded August 2, 2006, of record in Instrument No. 20060802-0093737, Register's Office for Davidson County, Tennessee. By Quitclaim Deed, dated August 25, 2009 and recorded on August 28, 2009, of record in Instrument No. 20090828-0081112, said Register's Office, subject property was conveyed to Melinda Rodriguez Brower, Trustee of the Melinda Rodriguez Revocable Living Trust dated February 3, 2005.

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

This conveyance is subject to: Taxes for 2021, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, page 427, amended in Book 6250, page 43, said Register's Office, which Plan shows 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 6097, page 266 amended in Book 6112, page 677, Book 6341, page 380, Book 6866, page 362, 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; Grant of Easement to Comcast of Nashville I, LLC, of record in Inst. No. 20100219-0012994, said Register's Office.

This is improved property, known as 255 Westchase Drive, 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 22nd day of April, 2021.

Melinda Rodriguez Brower, Trustee

Melinda Rodriguez Brower, Trustee of the Melinda Rodriguez Revocable Living Trust dated February 3, 2005

State of Tennessee

County of Davidson

On this 22nd day of April, 2021, before me the undersigned authority, personally appeared Melinda Rodriguez Brower, Trustee of the Melinda Rodriguez Revocable Living Trust dated February 3, 2005, 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:

DEBBIE MANN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

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: $385,000.00.

Affiant

Sworn and subscribed before me this 30th day of April, 2021

Notary

My Commission Expires: _____

