I, or we hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $327,500.00.

AFFIANT

Sworn to and subscribed before me, this 29th day of April, 2021.

NOTARY PUBLIC

My Commission expires: 03/08/2022

PATRICIA D CAVITT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR 8 2022

THIS INSTRUMENT PREPARED BY:
SPRAGINS, BARNETT & COBB, PLC

P.O. Box 2004
Jackson, TN 38302-2004

Person or agency responsible: for payment of taxes:

The Kurban Living Trust

20 Clarendon Cove

Eads, TN 38028

PROPERTY OWNER AND ADDRESS:

Same as above.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of One Dollar ($1.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **James Timothy Forsythe and Charleen Dee Forsythe, husband and wife** (collectively, "Grantors") have this day bargained and sold, and by these presents, do hereby sell, alien, transfer, quit-claim and convey unto **ELLIOT E. KURBAN, as Trustee of The Kurban Living Trust u/a/d December 3, 2018** ("Grantee") all of their right, title and interest in and to the following parcel or parcels of real estate being in Nashville, Davidson County, Tennessee, and more particularly bounded and described as follows:

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 603 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record as Instrument No. 20080225-0018429 as Amended in Instrument No. 20151203-0122000 and in Instrument No. 20170324-0029048 and in Instrument No. 20181016-0102535 and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425 as Amended in Instrument No. 20111104-0086473 and in Instrument No. 20111215-0097929, Register's Office for Davidson County, Tennessee, to which referenced is made for a more complete description.

Being the same property conveyed to James Timothy Forsythe and Charleen Dee Forsythe, husband and wife, as evidenced by a Warranty Deed of record at Instrument No. 201904090032267, in the Register's Office of Davidson, Tennessee

Karen Johnson Davidson County
Batch# 627218 DEEDWARR
05/03/2021 08:56:05 AM 3 pgs
Fees: $18.00 Taxes: $1,211.75
20210503-0058649

Property Address: **301 Demonbreun Street Apt 603**
Nashville, TN 37201
093-06-0A-050.00-CO

TO HAVE AND TO HOLD said above described real estate together with all improvements thereon and interest, estate, title and appurtenances thereto belonging to the said Grantee, its successors and assigns forever.

The Grantors covenant with Grantee that they are lawfully seized and possessed of said real estate in fee simple, have a good right to sell and convey it; and it is unencumbered, with the following exceptions:

(1) 2021 real property taxes which shall be prorated through closing and assumed by Grantee;

(2) All matters shown on the Plan of record in Instrument No. 20060411-0041760, Register's Office of Davidson County, Tennessee ("Register's Office");

(3) All matters shown on the Plat of record in Plat Book 10512, Page 477 and also recorded in Instrument No. 20060504-0051825, Register's Office;

(4) The premises herein conveyed is a condominium apartment established pursuant to 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 the 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Encore, a Residential Condominium of record in Instrument No. 20080225-0018429, as amended in Instrument No. 20170324-0029048, Instrument No. 20181016-0102535, and Instrument No. 20170324-0029048 and the Master Deed for Encore, a Master Condominium of record in Instrument No. 20080225-0018425, amended in Instrument No. 20111104-0086473 and Instrument No. 20111215-0097929, in the Register's Office;

(5) Restrictions as set out in the Quitclaim Deed of record in Instrument No. 20060607-0067537, in the Register's Office;

(6) Charter of Encore Homeowners Association of record in Instrument No. 20080225-0018425, Instrument No. 20080225-0018424 and Instrument No. 20080225-0018428, in the Register's Office;

(7) Stormwater Quality Agreement of record in Instrument No. 20060406-0039472, in the Register's Office;

(8) Easement of record in Instrument No. 20120906-0080965, in the Register's Office; and

(9) Notice of Land Use Restrictions of record in Instrument Number 20091214-0113967, in the Register's Office.

With the foregoing exceptions, the Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have hereunto set their hand this the 29 day of April, 2021.

JAMES TIMOTHY FORSYTHE

CHARLEEN DEE FORSYTHE

ACKNOWLEDGMENT

STATE OF Tennessee

COUNTY OF Williamson

Before me, a Notary public of the State and County above mentioned, personally appeared **James Timothy Forsythe and wife, Charleen Dee Forsythe**, to me known and with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the above instrument for the purposes therein contained.

WITNESS MY HAND and seal, at office, this the 29 day of April, 2021.

NOTARY PUBLIC

My commission expires: 8/12/24

LUTHER P. RAMSEY III
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY