Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
DECEMBER 15, 2021

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Elizabeth L. Harper	New Owner	105140C82100CO
(NAME)	(NAME)	
2310 Elliott Avenue, Unit 821		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 641579 **DEEDWARR**
05/21/2021 09:51:23 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00

20210521-0069192

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jill Nicole Garcia, an unmarried woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Elizabeth L. Harper, unmarried**, hereinafter called the GRANTEE(S), her heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 821 of The Park at Melrose Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Park at Melrose Condominiums of record in instrument Number 20070917-0110745, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By- Laws for the administration thereof, and all 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 thereof; said Unit being depicted on Exhibit E to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Jill Nicole Garcia, unmarried woman by Warranty Deed from Philip Hertik, married and Morgan Hertik, unmarried, dated 11/21/2019 and recorded 11/21/2019 of record in Instrument 201911210120513, Register's Office for Davidson County, Tennessee.

CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Taxes for 2021 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 21, Page 78, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Instrument 20070525-0062832, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.
Covenants, conditions, easements and restrictions of record in Instrument 20070604-0065994, supplemented in Instrument 20070614-0071575, as affected by Attorney's Certificate of record in Instrument 20070822-0100253, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.
Covenants, conditions, easements and restrictions of record in Instrument 20070917-0110745, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.
Cable Television Easement and Maintenance Agreement of record in Instrument 20000418-0038819, in the Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement Easement of record in Instrument 20060623-0075219, in the Register's Office for Davidson County, Tennessee.

Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement of record in Instrument 20060623-0075251, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement of record in Instrument 20060809-0098054, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement of record in Instrument 20060809-0098082, in the Register's Office for Davidson County, Tennessee.
Charter of record inInstrument 20070703-0079125, in the Register's Office for Davidson County, Tennessee.
Charter of record in Instrument 20070703-0079126, in the Register's Office for Davidson County, Tennessee.
Charter of record in Instrument 20070925-0114302, in the Register's Office for Davidson County, Tennessee.
Memorandum of Lease of record in Book 10584, Page 149, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2310 Elliott Avenue, Unit 821, Nashville, TN 37204

(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 GRANTEE(S), her heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), her heirs and/or 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.

Effective the 20th day of May, 2021.

Jill Nicole Garcia

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill Nicole Garcia, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 20th day of May, 2021.

Notary Public:
My Commission Expires: 11/14/24

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

