Karen Johnson Davidson County
Batch# 643510 DEEDWARR
05/25/2021 10:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20210525-0070563

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-11895-TH

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $285,000.00.

Affiant

TRACY HORNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me, this the 21st day of May, 2021.

Notary Public
My Commission Expires: 2/27/24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Neil W. Clarke and Anita Clarke 560 Westhaven Boulevard Franklin, TN 37064	New Owner	093 06 0A 012.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Terry Collum and Sheila Collum, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Neil W. Clarke and Anita Clarke, husband and wife**, 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. 209, on the Horizontal Property Regime for Encore, a Residential Condominium, as recorded in the Master Deed of record in Instrument No. 20080225-0018425, as amended in Instrument Nos. 20111104-0086473, 20111215-0097929, 20080225-0018429, 20151203-0122000, 20170324-0029048 and 20181016-0102535, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage Interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Terry Cullom and Sheila Cullom, by Warranty Deed from Phillip E. Duckworth, of record in Instrument No. 20160906-0093430, in the Register's Office of Davidson County, Tennessee, dated August 30, 2016 and recorded on September 06, 2016.

This is ☒ improved or ☐ unimproved property located at: **301 Demonbreun Street, Unit 209, Nashville, TN 37201**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of May, 2021.

GRANTOR:

Terry Collum

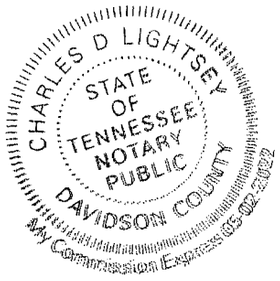
Sheila Collum

WHEN RECORDED RETURN TO:
Midtown Title, LLC
313 E. Main Street, Suite 2
Hendersonville, TN 37075
File No.: 1-11895-TH

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Terry Collum and Sheila Collum, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of May, 2021.



Notary Public
My Commission expires: 5/2/22

202105250070563

True Copy Certification

I, Christopher M. Corriveau, 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, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

