Karen Johnson Davidson County
Batch# 646766 DEEDWARR
06/01/2021 10:58:30 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20210601-0072916

Commitment Number: TN21102979

After Recording, Send To:

RECORD AND RETURN TO:
BOSTON NATIONAL TITLE
400 ROUSER RD., SUITE 101
CORAOPOLIS, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170. File Number: TN21102979.

New Property Owner/Mail Tax Statements To:
Darin Alwardt and **Andrea Wienstroer**, **510 MADISON ST., UNIT 109 CONDO 109, NASHVILLE, TN 37208-2610**

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
082-13-0D-109.00

GENERAL WARRANTY DEED

Tyler Meier and **Danae Meier**, husband and wife, and **Darin Alwardt**, now married to **Andrea Wienstroer**, hereinafter grantors, whose tax-mailing address is **510 MADISON ST., UNIT 109 CONDO 109, NASHVILLE, TN 37208-2610**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant, with general warranty covenants to **Darin Alwardt** and **Andrea Wienstroer**, husband and wife, hereinafter grantees, whose tax mailing address is **510 MADISON ST., UNIT 109 CONDO 109, NASHVILLE, TN 37208-2610**, the following real property:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT; LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF UNIT NO. 109, GERMANTOWN MADISON SQUARE CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, FILED AS EXHIBIT "A" TO AND ESTABLISHED BY THE MASTER DEED OF RECORD IN INSTRUMENT 200610190129740, AS AMENDED OF RECORD IN INSTRUMENT NO. 201105090035408, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON AREAS/ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN THE MASTER

DEED, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION OF THE UNIT AND THE CONDOMINIUM, THE RIGHTS AND OBLIGATIONS OF THE DECLARANT AND THE UNIT OWNERS, AND THE BYLAWS OF THE ASSOCIATION OF OWNERS. Tax ID: 082-13-0D-109.00 Property Address is: 510 MADISON ST., UNIT 109 CONDO 109, NASHVILLE, TN 37208-2610

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 201411050102226 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 082-13-0D-109.00

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on April 13, 2021:

Tyler Meier

Danae Meier

Darin Alwardt

Andrea Wienstroer

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me on _____, 20____ by **Tyler Meier**, **Danae Meier**, **Darin Alwardt** and **Andrea Wienstroer** who are personally known to me or have produced _____ as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

"See Attached Acknowledgment"

Executed by the undersigned on April 30, 20 21 :

Tyler Meier

Danae Meier

Darin Alwardt

Andrea Wienstroer

STATE OF Missouri
COUNTY OF St. Charles

The foregoing instrument was acknowledged before me on April 30, 20 21 by ~~**Tyler Meier, Danae Meier**~~, **Darin Alwardt** and **Andrea Wienstroer** who are personally known to me or have produced MO DL as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public Stacey Scholle

STACEY SCHOLLE
Notary Public - Notary Seal
Comm. Number 14911458
STATE OF MISSOURI
St. Charles County
My Commission Expires July 10, 2022

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Yolo }

On April 13th, 2021 before me, LeMaree Fazzio-Sandoval, Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Tyler Meier and Danae Meier
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

LEE MAREE FAZZIO-SANDOVAL
Notary Public - California
Yolo County
Commission # 2322911
My Comm. Expires Mar 1, 2024

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature LeMaree Fazzio-Sandoval, Notary Public
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: General Warranty Deed
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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Maximum principal indebtedness for Tennessee recording tax purposes is **1.00**.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of _____
County of _____

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **1.00**, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 13 day of April, 2021.

Tyler Meier

Tyler Meier

Danae Meier
Affiant

Danae Meier
Print Name

(Seal)

Notary Public

My commission expires:

Print Name

"See Attached Acompliant"

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of YOLO

On April 13th, 2021 (Date) before me, Lee Maree Fazzio Sandoval (Here Insert Name and Title of the Officer),

personally appeared Tyler Meier and Danae Meier (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

LEE MAREE FAZZIO-SANDOVAL
Notary Public - California
Yolo County
Commission # 2322911
My Comm. Expires Mar 1, 2024

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ Notary Public

Place Notary Seal and/or Stamp Above *Signature of Notary Public*

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Max. principal Indebtedness

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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True Copy Certification

I, LAURA SUSNJER, 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 PENNSYLVANIA

County of ALLEGHENY

Personally appeared before me, [Name of Notary] TRACY L SUTER, a notary public for this county and state, [name of person making certification] LAURA SUSNJER who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10-24-21

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Tracy L. Suter, Notary Public
Moon Twp., Allegheny County
My Commission Expires Oct. 24, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES