When recorded, return to:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File Number: DM-SB-AGel-5831

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-11811-RL-s

Karen Johnson Davidson County
Batch# 647528 **DEEDWARR**
06/02/2021 11:11:10 AM 2 pgs
Fees: $13.00 Taxes: $814.00

20210602-0073774

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $220,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of May, 2021.

Notary Public
My Commission Expires: _____

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-27-2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Meagan McBride 3831 West End Avenue #16 Nashville, TN 37205	Meagan McBride 3831 West End Avenue, #16 Nashville, TN 37205	103 12 0C 016.00

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,

Charlotte Witzenburg, a married woman, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Meagan McBride, an unmarried woman, 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. 16 as shown on the Plat of 3831 Condominium, of record in Book 5200, Page 302, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of Master Deed for The 3831 Condominium Association, as described in Book 5699, Page 857, et seq., said Register's Office.

Being the same property conveyed to Charlotte E. Birthright, by Quitclaim Deed from Helen C. Emerton, a widow, of record in Book 5842, Page 883, in the Register's Office of Davidson County, Tennessee, dated December 30, 1981 and recorded on January 20, 1982.

This property is not primary residence for Grantor, spouse, or dependents.

Being the same property conveyed to Helen C. Emerton, by Condominium Unit Warranty Deed from Mikado, LTD., acting by and through its general partner, Menemsha Equities, Inc., of record in Book 5764, Page 542, in the Register's Office of Davidson County, Tennessee, dated June 25, 1981 and recorded on July 01, 1981.

This is improved property located at: **3831 West End Avenue, 16, Nashville, TN 37205**

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 27th day of May, 2021.

GRANTOR:

Charlotte Witzenburg

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Charlotte Witzenburg, 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 27th day of May, 2021.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5/2/22