Karen Johnson Davidson County
Batch# 656034 DEEDWARRSP
06/14/2021 02:05:45 PM 5 pgs
Fees: $28.00 Taxes: $6,475.00
20210614-0079920

Prepared By:
NEAL & HARWELL, PLC
1201 Demonbreun Street, Suite 1000
Nashville, Tennessee 37203
(615) 244-1713

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Adam Semanchik 4944 Darlington Drive Nashville, Tennessee 37211	same	118022H00100CO

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lucy Semanchik**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Adam Semanchik**, the GRANTEE herein, his heirs, successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT A.

This is improved real property located at 2807 Biloxi Avenue, 1st Floor, Nashville, Tennessee 37204.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever.

GRANTOR covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, that she has good right to convey it and the same is unencumbered except for the following:

SEE ATTACHED EXHIBIT B.

GRANTOR further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to the said land to the GRANTEE, his heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under the GRANTOR, but not otherwise.

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.

Witness the execution of this Special Warranty Deed by the undersigned this the 20th day of January, 2021.

GRANTOR:

Lucy Semanchik

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said County and State, Lucy Semanchik, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), the bargainor, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 20th day of January, 2021.

Notary Public

My Commission Expires: 1-12-2025

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $1,750,000.00.

Affiant

Sworn to and subscribed before me this 20th day of January, 2021.

Notary Public

My Commission Expires: 1-12-2025

Exhibit A

Legal Description

Real property in Davidson County, Tennessee, being the "1st Floor Unit" as set out, described, and depicted in the DECLARATION OF 2807 BILOXI AVENUE, A CONDOMINIUM, of record at Instrument No. 20200219-0018261, Davidson County Register of Deeds, to which reference is hereby made for a more full and complete description of the real property, and including also all easements, rights, and appurtenances thereto, and including the private elements and improvements located within said Unit.

Being part of the same property conveyed to Lucy A. Semanchik by Quitclaim Deed from Gary L. Semanchik, of record on July 17, 2018, at Instrument No. 20180717-0069259, Davidson County Register of Deeds.

Exhibit B

1. Taxes and assessments for the year 2020.

2. Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

3. Subject to DECLARATION OF 2807 BILOXI AVENUE, A CONDOMINIUM, of record at Instrument No. 20200219-0018261, Register's Office for Davidson County, Tennessee.

4. Such other liens and encumbrances as may appear of record.