WARRANTY DEED

Karen Johnson Davidson County
Batch# 659930 **DEEDWARR**
06/18/2021 02:48:05 PM 2 pgs
Fees: $13.00 Taxes: $5,272.50

20210618-0082807

O-SB-VRES-21-516

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/03/2023 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John Paul Bevere and Lisa Bevere	New Owners	
(NAME)	(NAME)	**082-09-3A-002.00-CO**
516 Monroe St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **MALCOLM K. TURNER AND JESSICA TURNER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN PAUL BEVERE AND WIFE, LISA BEVERE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 514 Monroe Street Residences, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180329-0029550, and being shown on plat attached thereto as Exhibit "C", Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Malcom Turner and Jessica Turner by Warranty deed from JGLAC Nashville, GP, a Tennessee General Partnership of record in Instrument No. 20190913-0093260 Register's Office for Davidson County, Tennessee, dated September 03, 2019 and recorded on September 13, 2019.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180329-0029550, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Charter of 514 Monroe Street Residences Homeowners Association, Inc. of record in Instrument Number 20180412-0034611, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **516 Monroe St, Nashville, Tennessee 37208**.

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), their heirs and 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), their heirs and 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.

Witness my/our hand(s) this the 16 DAY OF JUNE, 2021.

Malcolm K. Turner

Jessica Turner

STATE OF ~~TENNESSEE~~ VLT MA
COUNTY OF ~~DAVIDSON~~ VLT Suffolk

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MALCOLM K. TURNER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of June, 2021.

Notary Public
My Commission Expires: 10/2/2026
(SEAL)

VAN CAM THI TRAN
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires On
October 02, 2026

STATE OF ~~TENNESSEE~~ VLT MA
COUNTY OF ~~DAVIDSON~~ VLT Suffolk

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

Witness my hand and official seal, this the 16th of June, 2021.

Notary Public
My Commission Expires: 10/2/2026
(SEAL)

VAN CAM THI TRAN
Notary Public
COMMONWEALTH OF MASSACHUSETTS
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RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212