Karen Johnson Davidson County
Batch# 660410 DEEDWARR
06/21/2021 09:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,228.40
20210621-0083070

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61868
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Garrik Dennis 1350 Rosa L. Parks Boulevard, #404 Nashville, TN 37208	American Pacific Mortgage Corp 555 Menlo Dr., Ste A Rocklin, CA 95765

TAX MAP PARCEL NUMBERS: 081120B50800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$332,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Diana Aubale Epstein West**, married, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Garrik Dennis**, single man, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium located in Davidson County, Tennessee, being Unit No. 404 of Werthan Lofts, IV Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, set seq. of the Tennessee Code Annotated, under the Master Deed establishing Werthan Lofts IV, Condominiums of record in Instrument No. 20070117-0006776, as amended in Instrument No. 20071220-0146056, corrected in Instrument No. 20080118-0006036 and Instrument No. 20080211-0013846, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the Bylaws for the administration thereof, and all easements, right, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Diane Aubale Epstein by Warranty Deed from Anna Reid and Jason Reid, wife and husband, dated October 3, 2016 and recorded on October 5, 2016, of record in Inst. No. 20161005-0105369, Register's Office for Davidson County, Tennessee. The said Diane Aubale Epstein is now known as Diane Aubale Epstein West. Subject property is not and has never been, the marital residence of the Grantor or her spouse.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2021, and subsequent years; The Plan, with Owner's Certificate, of record as shown on Exhibits to the Master Deed of record in Instrument No. 20070117-0006776, as amended in Inst. No. 20071220-0146056, corrected in Inst. No. 20080118-0006036 and Inst. No. 20080211-0013846, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; Easement for public utilities and drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Inst. No. 20120831-0079083, said Register's Office; Easement for a 15 foot alley conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4718, page 619, said Register's Office; Grant of Easement for Driveway and Walking Access of record in Inst. No. 20031023-0157114, said Register's Office; License Agreement of record in Inst. No. 20090526-0048069, amended in Inst. No. 20130222-0018099, said Register's Office; Subject to the provisions of the condominium Master Deed of record Inst. No. 20070117-0006776, corrected by Scrivener's Affidavit of record in Inst. No. 20090421-0036270, amended in Inst. No. 20071220-0146056, corrected by Scrivener's Affidavit of record in Inst. No. 20080118-0006036, Inst. No. 20080211-0013846, Inst. No. 20110609-0044280, corrected by Scrivener's Affidavit of record in Inst. No. 20150205-0011062, Inst. No. 20110713-0053571, Inst. No. 20120723-0064381, Inst. No. 20131230-0130918, Inst. No. 20140725-0066210, Inst. No. 20150225-0016078, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; and Restrictive Covenants of record in Book 9183, page 130, Book 11625, page 280, amended in Inst. No. 20020425-0051069, Inst. No. 20130903-0092714, Inst. No. 20130903- 0092717, said Register's Office.

This is improved property, known as 1350 Rosa L. Parks Boulevard, # 404, Nashville, TN 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of ~~May~~ June, 2021

Diana Aubale Epstein West

State of CT

County of Fairfield

On this 14 day of ~~May~~ June, 2021, before me the undersigned authority, personally appeared Diana Aubale Epstein West, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 8/31/2023

PAUL KLABONSKI NOTARY PUBLIC MY COMMISSION EXPIRES AUG. 31, 2023 PUBLIC CONNECTICUT

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $332,000.00.

Affiant

Sworn and subscribed before me this 15th day of May, 2021

Notary

My Commission Expires: 01-10-2023

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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 the undersigned, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: January 10, 2023

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023