# 15736

Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-11421-TC

STATE OF TENNESSEE
COUNTY OF Davidson

Karen Johnson Davidson County
Batch# 663882 DEEDWARR
06/24/2021 11:44:47 AM 2 pgs
Fees: $13.00 Taxes: $1,178.08
20210624-0085798

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

The actual consideration or value, whichever is greater, for this transfer is $318,400.00.

Affiant

Subscribed and sworn to before me, this the 18th day of June, 2021.

Notary Public
My Commission Expires:

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Mary Catherine Jackson<br>1340 Ben Green Road<br>Lebanon, TN 37090 | New Owner | 117-03-0H-001-00CO |

## 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, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Michael Stremel, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Mary Catherine Jackson, unnmarried**, hereinafter called the Grantee, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 110 of The Enclave at Hillsboro Village, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Enclave at Hillsboro Village, a Condominium Development of record in Instrument Number 20051005-0119789, as amended in Instrument Number 20060210- 0016562 and Instrument No. 20060919-0116052, in the Register' 5 Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By— Laws for the administration thereof, and all easements, rights, 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. Also conveyed herewith Being Storage Space S15 on the Place of THE ENCLAVE AT HILLSBORO VILLAGE Condominiums, as established under Master Deed of record in Instrument No. 20051005-0119789 as amended in Instrument Nos. 20060210-0016562 and 20060919-0116052, in the Register's Office of Davidson County, Tennessee, to which mater deed reference is hereby made for a more particular description.

Being the same property conveyed to Michael Stremel, unmarried, by deed from David Luo, married, of record in Instrument No. 20190212-0013211, Register's Office for Davidson County, Tennessee, dated February 11, 2019 and recorded on February 12, 2019: and further being the same property conveyed to Michael Stremel, unmarried by Quitclaim Deed from David Luo, married, dated August 21, 2019 and recorded August 27, 2021, of record as Instrument No. 20190827-0085985, Register's Office of Davidson County, Tennessee.

This is improved property located at: **2600 Hillsboro Pike, #110, Nashville, TN 37212 and Storage Space S15 located at Hillsboro Pike, Nashville, TN 37212.**

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 21st day of May, 2021.

GRANTOR:

Michael Stremel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael Stremel, the within named bargainors, 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 21st day of May, 2021.

SPENCER J. LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission expires: 11/6/24