This Instrument Prepared by ~~and Return~~ to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-SB-RF-21-301-919

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $339,900.00.

Affiant

Subscribed and sworn before me this the 23rd day of June, 2021.

Notary Public
My commission expires: 07/09/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 664976 DEEDWARR
06/25/2021 10:35:43 AM 2 pgs
Fees: $13.00 Taxes: $1,257.63

20210625-0086375

WARRANTY DEED

Address of New Owner:
Jervis Pereira and Heather Pereira
301 Demonbreun St #919
Nashville, TN 37201

Send Tax Bill to:
NEW OWNER

Tax Information:
093-06-0A 111.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MATTHEW THOMAS GARDNER AND TIFFANY STEVENS GARDNER F/K/A TIFFANY STEVENS, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JERVIS PEREIRA AND HEATHER PEREIRA, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 919 of the Horizontal Property Regime of Encore, a Residential Condominium, pursuant to Master Deed for Encore, a Residential Condominium, of record as Instrument No. 20080225-0018429 and Master Deed for Encore, a Master Condominium, of record as Instrument No. 20080225-0018425, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Tiffany Stevens, an unmarried woman, by deed dated 04/01/2015, from Julia Romano and wife, R. Damon Romano, of record in Instrument No. 20150416-0033966, Register's Office for said County.

The said Tiffany Stevens Gardner and Tiffany Stevens are the same person.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 301 Demonbreun St #919, Nashville, TN 37201.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

TG

MA

Witness my hand this the 21st day of June. 2021.

Matthew Thomas Gardner

Tiffany Stevens Gardner f/k/a Tiffany Stevens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned. a Notary Public in and for said county and state, Matthew Thomas Gardner and Tiffany Stevens Gardner f/k/a Tiffany Stevens, with whom I am personally acquainted. or proved to me on the basis of satisfactory evidence. and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of June. 2021.

My commission expires:

7/9/2024

Notary Public

JOHN C. FLORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY