Karen Johnson Davidson County
Batch# 666720 DEEDWARR
06/28/2021 12:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.13
20210628-0087235

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $374,900.00.

Affiant

Subscribed and sworn to before me this 16th day of June, 2021.

Notary Public
My Commission Expires: 3/13/2022

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

APRIL D. WIDEMAN STATE OF

2021-340

Address of New Owner:	Send Tax Bills to:	Tax Information:
Robert Park, Berrye Smith, and Celeste Smith	United Federal Credit Union	
301 Demonbreun Street	150 Hilltop Road	093-06-0A-267.00-CO
Nashville, TN, 37201	St. Joseph, MI 49085	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Erik Kaufmann, an unmarried man

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Robert Park, a single man and Berrye Smith and Celeste Smith, husband and wife, tenants in common with rights of survivorship

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1711 of Encore, a Residential Condominium, 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, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Encore, a Residential Condominium of record in Instrument No. 20080225-0018429, and Master Deed for Encore, a Master Condominium of record in Instrument No. 20080225-0018425, in the Register's 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 Exhibit "C" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "B" to said Master Deed.

Being the same property conveyed to Erik Kaufmann, unmarried and Wanda McCampbell, unmarried by Warranty deed from Racalmuto Estates, LLC, an Illinois limited liability company of record in Instrument No. 20151021-0106877 Register's Office for Davidson County, Tennessee, dated October 14, 2015 and recorded on October 21, 2015.

Being the same property conveyed to Erik Kaufmann, an unmarried man by Quitclaim Deed from Wanda McCampbell, an unmarried man of record in

Being the same property conveyed to Erik Kaufmann, an unmarried man by Quitclaim Deed from Wanda McCampbell, an unmarried man of record in Instrument No. 20210609-0077884, dated June 9, 2021 and recorded on June 9, 2021.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **301 Demonbreun Street, 1711, 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 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. 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 our hands this 4th day of June, 2021.

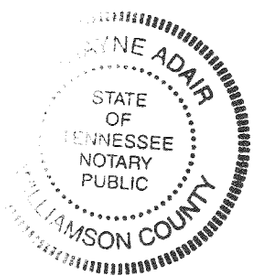
Erik Kaufmann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 4th day of June, 2021.

Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022



TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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.

D. Shayne Adair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

April D. Wideman, Notary Public
My commission expires: 3/13/2023

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY