PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 671691 DEEDWARR
07/06/2021 03:07:36 PM 2 pgs
Fees: $13.00 Taxes: $1,106.30
20210706-0090854

W & I Ref: (DM) Title No.: 61866-A
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Edward Daech, Jr. Tammy J. Daech 9463 Chesapeake Dr Brentwood, TN 37201	Capital City Home Loans, LLC 50 Chastain Center Blvd. Kennesaw, GA 30144-6904

TAX MAP PARCEL NUMBERS: 104040E40600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$299,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Peggy Rosenblatt, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Edward Daech, Jr. and Tammy J. Daech, husband and wife,** 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 Condominium Apartment in Davidson County, Tennessee, being Unit No. 406 of 1101 Eighteenth Avenue, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "E" to the Master Deed of record in Inst. No. 20060807-0096688, rerecorded in Inst. No. 20060817-0101760, Register's office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium. Together with Parking Space No. 66.

Being the same property conveyed to Peggy Rosenblatt, a married woman, by Warranty Deed from Martin H. Heflin, Managing Member of 1101 Eighteenth Partners, LLC, a Tennessee Limited Liability Company, dated October 5, 2007 and recorded October 19, 2007, of record in Inst. No. 20071019-0124054, Register's Office for Davidson County, Tennessee.

Paul A. Rosenblatt, spouse of Peggy Rosenblatt, joins in execution of this instrument solely to convey any marital interest he may have in the subject property.

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 Exhibit "E" to the Master Deed of record in Inst. No. 20060807-0096688, rerecorded in Inst. No. 20060817-0101760, 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; The provisions of the condominium Master Deed of record in Inst. No. 20060807-0096688, rerecorded in Inst. No. 20060817-0101760, amended in Inst. No. 20090624-0058837, 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; Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Inst. No. 20071010-0120355, said Register's Office; Easement to Comcast Communications Management, LLC, of record in Inst. No. 20191029-0110668, said Register's Office.

This is improved property, known as 1101 18th Avenue South, # 406, Nashville, TN 37212

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 30th day of June, 2021.

Peggy Rosenblatt

Peggy Rosenblatt

Paul A Rosenblatt

Paul A. Rosenblatt

State of Tennessee

County of Davidson

On this 30th day of June, 2021, before me the undersigned authority, personally appeared Peggy Rosenblatt, 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.

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

State of Tennessee

County of Davidson

On this 30th day of June, 2021 , before me the undersigned authority, personally appeared Paul A. Rosenblatt, 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.

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

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: $299,000.00.

Affiant

Sworn and subscribed before me this 30th day of June, 2021.

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary