THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210635680

Karen Johnson Davidson County
Batch# 675817 DEEDWARR
07/13/2021 11:37:47 AM 2 pgs
Fees: $13.00 Taxes: $5,180.00

20210713-0094011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,400,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of July, 2021.

Notary Public
My Commission Expires: _____

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
H Daniel Roth and Ethel Adie Roth 4000 West End Avenue #301 Nashville TN 37205	New Owner	Tax Parcel ID No. 103 12 0G 301.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dr. William C. Heird and Jane R. Heird, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **H Daniel Roth and Ethel Adie Roth, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 301 and the parking spaces and storage area designated and assigned to Unit 301 on the Plan of the Jacksonian 4000 Condominiums as described to Exhibit "B" to the Master Deed of The Jacksonian 4000 Condominiums of record in Instrument No. 20020208-0017172 and amended in Instrument No. 20020910-0109643, Instrument No. 20021104-0134916 and Instrument No. 20021127-0147048, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dr. William C. Heird and Jane R. Heird, husband and wife, by Warranty Deed from Janet W. Barnette, of record in Instrument No. 20190423-0037144, in the Register's Office of Davidson County, Tennessee, dated April 18, 2019 and recorded on April 23, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Jacksonian 4000 Condominiums of record in Instrument No.20020208-0017172, as amended by instrument(s) of record in Instrument No. 20020910-0109643, Instrument No. 20021104-0134916 and Instrument No. 20021127-0147048; also subject to easements, rights and interests 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 building thereon.

Easement for Southern Bell Telephone and Telegraph Co., recorded in Book 3644, Page 500.

This is improved property located at 4000 West End Avenue #301 Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 12th day of July, 2021.

Dr William C. Heird
Jane R. Heird, Atty. in Fact
Dr. William C. Heird
By: Jane R. Heird, Attorney in Fact

Jane R Heird
Jane R. Heird

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jane R. Heird, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Dr. William C. Heird and that she is authorized by Dr. William C. Heird to execute this instrument on his behalf.

WITNESS my hand, at office, this 12th day of July, 2021.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022