Karen Johnson Davidson County
Batch# 677814 DEEDWARR
07/15/2021 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20210715-0095563

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN }
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $370,000

Affiant Signature

Subscribed and sworn to before me on this the 13th Day of July, 2021.

Notary Public

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission expires 11/06/24

NAME AND ADDRESS OF PROPERTY OWNER:
Ethan Albers
2310 Elliott Ave, Unit 832
Nashville, TN 37204

SEND TAX BILLS TO: U. S. Bank
~~New Owner~~ PO Box 20005, Owensboro, KY 42304
MAP AND PARCEL NUMBER: Tax ID #: 105140C83200CO

WARRANTY DEED

21NT01531

Effective the 12th Day of July, 2021 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Michael Prahl, a single man

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

Ethan Albers, a single man

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

All that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 832 as specified on the Plat shown in the Master Deed, on the Plan of The Park at Melrose Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended; Tennessee Code Annotated, and as established by a Master Deed for The Park at Melrose Condominiums, of record under Instrument No. 20070917-0110745, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. reference is hereby made to the plan of The Park at Melrose Condominiums, for placement of the Units, a shown on Exhibit E to the Master Deed of record under Instrument No. 20070917-0110745, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Michael Prahl, by Warranty Deed from Kimberly L. Fletcher nka Kimberly Aul, married, dated 07/08/2016 and recorded 07/13/2016 as Instrument No. 20160713-0071543, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 2310 Elliot Ave, Nashville, TN 37204

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the

GRANTEES, their heirs and assigns, against all 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 the 12th day of July, 2021

Michael Prahl

State of Texas }
County of McLennan }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Michael Prahl**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My commission expires: 03/22/2024

BENJAMIN DAVID PICAZO
Notary ID #125914849
My Commission Expires
March 22, 2024

Tennessee Certification of Electronic Document

I, John L. Bibb, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 12, 2021 (date of document).

Affiant Signature

July 14, 2021
Date

State of TN

County of MAURY

Sworn to and subscribed before me this 14 day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 2-25-24

NOTARY'S SEAL

