Karen Johnson Davidson County
Batch# 678808 DEEDWARR
07/19/2021 10:33:30 AM 3 pgs
Fees: $18.00 Taxes: $2,941.50
20210719-0096356

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 795,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2021.

Notary Public
COMMISSION EXPIRES: _____

PAMELA AUSTIN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 12-19-2023

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Pinnacle Development Co., Inc.	NEW OWNER	104-09-0P-001-00
(NAME) 2817 West End Ave #126-414	(NAME) 2817 West End Ave 126-414	
(ADDRESS) Nashville, TN 37203-1453	(ADDRESS) Nashville, TN 37203-1453	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Michael P. Tabor and Karen D. Tabor, as Co-Trustees of Michael and Karen Tabor Revocable Trust dated December 20, 2018,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Pinnacle Development Co., Inc.,** HEREINAFTER CALLED THE GRANTEES, THEIR, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 1B of West End 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 and By-Laws of record in Instrument No. 20040625-0075579, as amended in Instrument No. 20060224-0021515, Instrument No. 20060801-0093612, in Instrument No. 20061003-0122488, in Instrument No. 20080514-0049606, and in Instrument No. 20160113-0003705, Register's Office for Davidson County, Tennessee, 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 plat of West End Condominiums, as shown on Exhibit "B" to the Master Deed of record, as aforementioned, said Register's Office, for a more complete identification and description of such Unit.

Together with Parking Space Nos. 5 and 12 and Storage Unit No.4, which are Limited Common Elements described in the Master Deed.

Being the same property conveyed to Michael P. Tabor and Karen D. Tabor, as Co-Trustees of the Michael and Karen Tabor Revocable Trust under agreement dated December 20, 2018, by Warranty Deed from Michael P. Tabor and Karen D. Tabor, dated 12/20/2018 and recorded 12/28/2018 in Instrument Number 20181228-0125685, in the official records of Davidson County Recording Office.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 3629 West End Avenue Unit 102 Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 4666-21
Warranty Deed Individual LES rev. 09-2018

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 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, successors 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 15th day of July, 2021.

Michael P. Tabor and Karen D. Tabor, as Co-Trustees of Michael and Karen Tabor Revocable Trust dated December 20, 2018

By: _____ Trustee
Michael P. Tabor, Trustee

By: _____
Karen D. Tabor, Trustee

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Michael P. Tabor and Karen D. Tabor, as Co-Trustees of Michael and Karen Tabor Revocable Trust dated December 20, 2018., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument in their capacities as Trustees and for the purposes therein contained.

WITNESS my hand and seal this 15th day of July, 2021.

_____

Commission Expires: _____

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 7, 2023

CERTIFICATE OF AUTHENTICITY

I, Pam Autry do hereby make oath that I am a licensed attorney and/or 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 7/15/21.

Pam Autry
Affiant
Date: 7/15/21

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 15th day of July, 2021

Notary Public

My Commission Expires:

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024