# WARRANTY DEED

Karen Johnson Davidson County
Batch# 681781 DEEDWARR
07/22/2021 01:01:30 PM 4 pgs
Fees: $23.00 Taxes: $1,350.50
20210722-0098636

MST 2021-0834

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF July, 2021.

Notary Public

MY COMMISSION EXPIRES: 4-13-25

(AFFIX SEAL)

CHERIE FRANKLIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

**THIS INSTRUMENT WAS PREPARED BY:**

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Dorothy Mersfelder and Georffrey Mersfelder, wife and husband | Same as New Owner | 104-02-4B-131.00-CO |
| (NAME) | (NAME) | |
| 3000 Vanderbilt Place, Unit 131 | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37203 | | |
| (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, WE, **Emily M. Hunt, a single person, and Peter A. Hunt, a married person, as joint tenants with rights of survivorship,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dorothy Mersfelder and Georffrey Mersfelder, wife and husband,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**A certain condominium located in Davidson County, Tennessee, being unit No 131 of Bristol West End, a condominium development established pursuant to the provisions of 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 Bristol West End, a condominium development, of record as Instrument No. 2007053-0053313 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 the other unit owners, and all sewer, water, electrical, telephone and other utility easements now and 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 set forth in "Exhibit D" to said Master Deed, as amended in Instrument Nos. 20070629-0077729, 20081016-0104201, 20101130-0095113, 20151228-0130187, and 20170316-0025725, said Register's Office.**

**Parking space No. 2 and storage space No. 8 were assigned to Unit No. 131 by Master Deed of record In Instrument No. 20181016-0104203, said Register's Office. Storage Space No. 8 was reassigned to Unit No. 113 by Master Deed of record in Instrument No. 20190318-0024128, said Register's Office.**

**Being the same property conveyed to Emily M. Hunt, a single person, Peter A. Hunt, a married person, as Joint Tenants with rights of survivorship by Warranty deed from Kalpana B. Rajpura, Trustee, of the Jennifer B. Rajpura Residence Trust of record in Instrument No. 20190510-0043904, RODC, TN.**

**Said property is not now, nor has it ever been, Grantor's Peter A. Hunt marital residence.**

**Subject to:** Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2021, a lien not yet due and payable. Subject to all matters shown on the Plan of record as Instrument Number 20060801-0093560, Register's Office of Davidson County, Tennessee. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Bristol West End of record in Instrument Number 20070503-0053313, amended in Instrument No. 20070629-0077729, Instrument No. 20081016-0104201, Instrument No. 20101130-0095113, Instrument No. 20151228-0130187, Instrument No. 20170316-0025728, and in Instrument No. 20170816-0083852 and Instrument No. 20171208-0125448, and Instrument No. 20180213-0014078 and Instrument No. 20181214-0121640, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20050105-0001970, Register's Office for Davidson County, Tennessee.

This property, known as 3000 Vanderbilt Pl, Unit 131, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 14 DAY OF July, 2021.

Emily M. Hunt

STATE OF New York

COUNTY OF New York

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

Witness my hand and official seal at office, this 14th day of July, 2021.

Mohan D Buxani

Notary Public

My commission expires: Aug 06 2024

Mohan D. Buxani
Notary Public, State of New York
Registration No. 01BU6266896
Qualified in New York County
Commission Expires August 06, 2024

Witness my/our hand(s) this 13 DAY OF July, 2021.

**Peter A. Hunt**

STATE OF Connecticut
COUNTY OF Litchfield

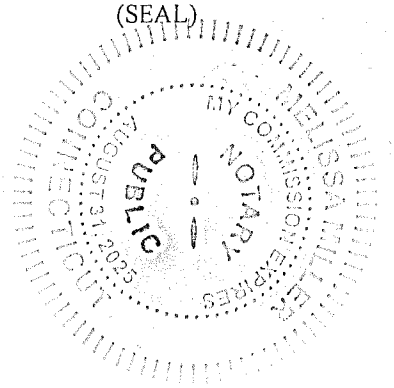
Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Peter A. Hunt**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein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

Witness my hand and official seal at office, this 13 day of July, 2021.

Notary Public

My commission expires: August 31st, 2025

(SEAL)



**True Copy Certification**

I, Yvette Meldrum, 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 16, 2021.

Signature
July 16, 2021

State of Tennessee
County of Williamson

Sworn to and subscribed before me this July 16, 2021.

Notary's Signature

My Commission Expires: 4-13-25

