Karen Johnson Davidson County
Batch# 683764 DEEDWARR
07/26/2021 03:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20210726-0100215

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-13162-AP

LATESHIA J GLASS
Notary Public-State of Florida
Commission # GG 980086
My Commission Expires
April 20, 2024

LATESHIA J GLASS
Notary Public-State of [illegible]
Commission # GG 980086
My Commission Expires
April 20, 2024

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Hillsborough

The actual consideration or value, whichever is greater, for this ~~transfer~~ is $280,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of July, 2021.

Notary Public
My Commission Expires: 04/20/2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lisa M. Miller 3410 Woodvalley Drive, Pikesville MD 21208	New Owner	092-16-0C-311-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jennifer Starner, a single woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Lisa M. Miller, a married woman**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 311, 807 Eighteenth Avenue Condominiums, as established under Master Deed of record in Instrument 20041214-0148798, as amended in 20041216-0149823, 20050504-0050222, re-recorded in 20060109-0003220, 20051123—0142078, and 20070509-0055940 and further described on Plan of record attached to said Master Deed "as Exhibit E" in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Parking Space #50 is included as an appurtenance to this unit in the third amendment to the Master Deed of record in Instrument No. 20051123-0142078, said Register's Office for Davidson County, Tennessee. This appurtenance is deeded with the unit and is not transferable in any fashion except with a transfer of the unit.

Being the same property conveyed to Jennifer Starner, a single woman by Warranty Deed from Richard H. White and Pamela A. Watts-White, Co-Trustees of the White Family Truste dated January 28, 1998, and restated in its entirety October 28, 2015, dated August 16, 2017, of record in Instrument No. 20170825-0087410, Register's Office for Davidson County, Tennessee.

This is improved property located at: **807 18th Avenue South, 311, Nashville, TN 37203**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4)

all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 21st day of July, 2021.

GRANTOR:

Jennifer Starner

STATE OF FLORIDA
COUNTY OF Hillsborough

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jennifer Starner, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of July, 2021.

Notary Public
My Commission expires: 04/30/2024

LATESHIA J GLASS
Notary Public-State of Florida
Commission # GG 980086
My Commission Expires
April 20, 2024

I, Kristi L. Sereno, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

State of FL

County of Hillsborough

Personally appeared before me, Kristi Sereno, a notary public for this county and state, (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: _____

Notary's Seal (If on paper)

Notary Public State of Florida
Peter Howard
My Commission GG 952554
Expires 02/23/2024