This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-13089-TH

Karen Johnson Davidson County
Batch# 685204 DEEDWARR
07/28/2021 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20210728-0101590



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $360,000.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of July, 2021.

Notary Public
My Commission Expires: May 9, 2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Joseph Chen 301 Demonbreun Street Unit 1212 Nashville, TN 37201	New Owner	093 06 0A 167.00

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, **Marc Goldenberg and Ellen W. Goldenberg, husband and wife,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Joseph Chen**, 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:

A Certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 1212 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record as Instrument No. 20080225-0018429, as amended in Instrument Nos. 20151203-0122000, 20170324-0029048 and 20181016-0102535 and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425, as amended in Instrument Nos. 20111104-0086473 and 20111215-0097929, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Marc Goldenberg and wife, Ellen W. Goldenberg, by Warranty Deed from Encore Phase I Development Company, LLC, a Tennessee limited liability company of record in Instrument No.20080623-0064127, in the Register's Office of Davidson County, Tennessee, dated June 13, 2008 and recorded on June 23, 2008.

This is ☒ improved or ☐ unimproved property located at: **301 Demonbreun Street, Unit 1212, Nashville, TN 37201**

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 23rd day of July, 2021.

GRANTOR:

Marc Goldenberg

Ellen W. Goldenberg

STATE OF NC
COUNTY OF Guilford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Marc Goldenberg and Ellen W. Goldenberg, 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 he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of July, 2021.

YVONNE H INGOLD
Notary Public
Guilford
County
My Comm. Exp.
07-30-2025
NORTH CAROLINA

Notary Public
My Commission expires: 7/30/2025

Certificate of Authenticity

I, **Doné Oglesby**, 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 23, 2021**.

Date

Affiant Signature

07/27/2021

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **27th** day of **July**, 20**21**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY