RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 21-3157
Parcel ID: 129-14-0A-122.00-C

Property Address:
6666 Brookmont Terrace, #1102, Nashville, TN 37205

Karen Johnson Davidson County
Batch# 688236 **DEEDWARR**
08/02/2021 10:04:23 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20210802-0103348

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
Michael & Kim Rothberg
6666 Brookmont Terrace #1007
Nashville, TN 37205

Address of New Owner:
Michael & Kim Rothberg
6666 Brookmont Terrace #1007
Nashville, TN 37205

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **JARED BANKS, an unmarried man,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **MICHAEL ROTHBERG and KIM D. ROTHBERG, husband and wife**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Apartment Unit No. 1102, of Wessex Towers Condominium created under Title 64, Section 2701, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5414, page 634, 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 Exhibit A-1 of said Master Deed. Reference is hereby made to Exhibit A of said Master Deed for the source to title record to the Plan of Wessex Towers Condominium Apartments, of record in Book 5200, page 142, said Register's Office for a more complete identification and description of such unit.

Being the same property conveyed to JARED BANKS, an unmarried man by Deed dated December 17, 2019 from TIMOTHY RICHARD KOHL, recorded December 18, 2019, in Instrument Number 20191218-0130507, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 6666 Brookmont Terrace, # 1102, Nashville, TN 37205.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. All matters on the Plan of record in Plat Book 5200, page 142, Register's Office for Davidson County, Tennessee.

2. Right-of-way easement granted to Comcast of Nashville I, LLC as contained in Instrument No. 20171127-0120861, Register's Office for Davidson County, Tennessee.

3. Lease agreement as contained in Book 10454, page 553, and Instrument No. 20151006-010536, Register's Office for Davidson County, Tennessee.

4. Charter for Homeowners Association of record in Book 5412, page 451, Register's Office for Davidson County, Tennessee.

5. Bylaws for Homeowners Association of record in Instrument No. 20011127-0129399, Register's Office for Davidson County, Tennessee.

6. Master Deed as contained in Book 5414, page 634, Book 5599, page 39, Book 5792, pahe 982, Book 6478, page 742, Book 7473, page 977, Book 9935, page 486, Book 10705, page 777, Instrument No. 20080624-0065008, and Instrument No. 201205160042527, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this 29 day of July, 2021.

JARED BANKS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named JARED BANKS, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 29 day of July, 2021.

Stephanie A. Glenn
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires:
2-4-23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $350,000.00.

Affiant

SWORN TO and subscribed before me on this 29 day of July, 2021.

Notary Public

My Commission Expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires May 2, 2022