Name and Address of New Owner:
Douglas Bohrer and Joy Bohrer
2310 Elliott Avenue, Unit 834
Nashville, TN 37204

Send Tax Bills To:
New owner

Karen Johnson Davidson County
Batch# 691398 DEEDWARR
08/05/2021 11:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,415.25
20210805-0105478

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 105-14-0C-834-00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Mary Beth Long, Unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Douglas E Bohrer and Joy A Bohrer, Husband And Wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 834, on the Horizontal Property Regime for The Park at Melrose Park Condominiums, as recorded in the Master Deed of record in Instrument No. 20070917-0110745, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in mid Master Deed. Reference is hereby made to the Plan of The Park at Melrose Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20070917-0110745, said Register s Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Mary Beth Long, by Warranty Deed from Kacie L. Painter, an unmarried woman, of record in Instrument No. 20100816-0064381 Register's Office for Davidson County, Tennessee, dated August 10, 2010 and recorded on August 16, 2010. (Value of consideration shown in aforementioned deed $205,000.00.)

Being also known as 2310 Elliott Avenue, Unit #834, Nashville, Tennessee 37204.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of July, 2021.

~~(SEAL)~~

Mary Beth Long

STATE OF ~~TENNESSEE~~ Colorado
COUNTY OF ~~DAVIDSON~~ Denver

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mary Beth Long, 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 this 29th day of July, 2021.

MAX DUNEVITZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194039262
MY COMMISSION EXPIRES 10/14/2023

Notary Public
My commission expires: 10/14/2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~)
Williamson

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $382,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
29th day of July, 2021.

Notary Public
My commission expires:_____

MADISON GONZALEZ
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
3/15/2025
COUNTY OF WILLIAMSON

File No. 2021-1731

Certificate of Authenticity

I, **Joshua A. Terry**, 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 7/29/21.

Affiant Signature

8/2/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/2/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON