This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-13331-RR

Karen Johnson Davidson County
Batch# 694019 DEEDWARR
08/10/2021 01:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,028.23
20210810-0107772

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $277,900.00.

Affiant

Subscribed and sworn to before me, this the 6th day of August, 2021.

Notary Public
My Commission Expires: 1/3/2023

ROSALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Janet Weinstein 1012 Percy Warner Blvd Nashville, TN 37205	New Owner	117-03-0A-081.00-CO

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, **Mary Elizabeth Hulsey, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Janet Weinstein, an unmarried 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 No. 81, on the Plan of Versailles Apartments, created under Chapter 27, Title 64, of the Tennessee Code Annotated, and as established by a Master Deed of Record in Book 5168, Page 944; Book 5659, Page 641 and Book 5589, Page 367, Register's Office for Davidson County, Tennessee, and as shown on plan of record in Book 5050, page 80, Register's Office for Davidson County, Tennessee, to which reference is here made.

Being the same property conveyed to Mary Elizabeth Hulsey, single by Warranty deed from Laurens Travis Long of record in Instrument No. 20070123-0009206 Register's Office for Davidson County, Tennessee, dated January 12, 2007 and recorded on January 23, 2007.

Being the same property conveyed to Mary Elizabeth Hulsey by Quit Claim deed from Luis Ricardo Oropeza of record in Instrument No. 20200904-0101452 Register's Office for Davidson County, Tennessee, dated August 26, 2020 and recorded on September 04, 2020.

This is improved property located at: **3000 Hillsboro Pike, #81, Nashville, TN 37215**

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.

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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 9th day of August, 2021.

GRANTOR:

Mary Elizabeth Hulsey

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mary Elizabeth Hulsey, 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 9th day of August, 2021.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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Certificate of Authenticity

I, Rozalind Ruth, do hereby make oath that I am 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 8/9/2021.

Affiant Signature

8/9/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9th day of August 2021..

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

