Karen Johnson Davidson County
Batch# 698244 DEEDWARR
08/16/2021 11:11:30 AM 4 pgs
Fees: $23.00 Taxes: $1,702.00
20210816-0110249

#36339

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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter, Patterson & Cox PLLC**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215**<br><br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 36339-05-2021** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $460,000.00.<br>Lydia Wade<br>Affiant<br>Subscribed and sworn to before me this 10th day of August, 2021.<br><br>Notary Public<br>My Commission Expires: 3/6/24 |

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>Leonard J Socinski and<br>Austin L Socinski,<br>1629 Tradition Lane<br>Sevierville, TN 37862 | **Send Tax Bills To:**<br>Leonard J Socinski and<br>Austin L Socinski,<br>1629 Tradition Lane<br>Sevierville, TN 37862 | **Tax Information:**<br>Map and Parcel No.:<br>093060A31400CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Phillip R. Wade and wife, Sherene S. Wade**, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Leonard J Socinski and Austin L Socinski, Joint Tenants With Right of Survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 301 Demonbreun Street, #1918, Nashville, TN 37201.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors, heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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 the 10th day of August, 2021.

Phillip R. Wade by Lydia Wade
Phillip R. Wade by Lydia Wade, his Attorney in Fact

Sherene S. Wade by Lydia Wade
Sherene S. Wade by Lydia Wade, her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lydia Wade, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Phillip R. Wade, and she is authorized by Phillip R. Wade to execute this instrument on his behalf.

Witness my hand and seal, at office, this 10th day of August, 2021.

My Commission Expires: 3/6/24

Notary Public

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lydia Wade, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Sherene S. Wade, and she is authorized by Sherene S. Wade to execute this instrument on his behalf.

Witness my hand and seal, at office, this 10th day of August, 2021.

My Commission Expires: 3/6/24

Notary Public

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT "A"

A certain condominium located in Davidson County, Tennessee, being Unit No. 1918 of Encore, a Residential Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq, of the Tennessee Code Annotated, under the Master Deed establishing Encore, a Residential Condominium of record in Instrument No. 20080225-0018429, amended in Instrument No. 20151203-0122000 and Instrument No. 20170324-0029048 and Master Deed for Encore, a Master Condominium of record in Instrument No. 20080225-0018425, amended in Instrument No. 20111104-0086473; and amended in Instrument No. 20111215-0097929, in the Register's Office for Davidson County, Tennessee, said Unit being depicted on Exhibit "C" to said Master Deed of Encore, a Residential Condominium as recorded in Instrument No. 20080225-0018429; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "B" to said Master Deed.

Being the same property conveyed to Phillip R. Wade and wife, Sherene S. Wade by deed dated February 29, 2012 from Encore Phase I Development Company, LLC, a Tennessee limited liability company of record in Instrument No. 20120302-0018458, Register's Office for Davidson County, Tennessee.

Pursuant to Exhibit "D" to the Master Deed, Parking Space No. 233 is assigned to Unit 1918.

This conveyance is made subject to:

1. 2021 City/County Taxes, a lien, but not yet due and payable, which have been prorated by the parties
2. Restrictive covenants contained in an instrument of record in Instrument No. 20060607-0067537 and Instrument No. 20091214-0113967, Register's Office for Davidson, County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Encore Residential Condominium, of record in Instrument No. 20080225-0018429, amended in Instrument No. 20151203-0122000, Instrument No. 20170324-0029048 and Instrument No. 20181016-0102535, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Encore Master Condominium, of record in Instrument No. 20080225-0018425 as amended in Instrument No. 20111104-0086473 and Instrument No. 20111215-0097929, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. All matters appearing on the Plan of record as Instrument No. 20060411-0041760, Register's Office for Davidson County, Tennessee.
7. Easement Agreement of record in Instrument No. 20120906-0080965, Register's Office for Davidson County, Tennessee.
8. Storm Quality Control Agreement of record in Instrument No. 20060406-0039472, Register's Office for Davidson County, Tennessee.
9. Terms and conditions of the Rutledge Hill Redevelopment Plan of record in Book 7084, page 983 as amended by Metropolitan Ordinance Nos. 087-1695, 091-1520, 097-754, of record in Book 10512, page 477, Register's Office for Davidson County, Tennessee and Ordinance Nos. 097-755 and BL 2005-875, of record in Instrument No. 20060504-0051825, Register's Office for Davidson County, Tennessee.
10. Attorney's Certificate of record in Instrument No. 20080225-0018426 and Instrument No. 20080225-0018430, Register's Office for Davidson County, Tennessee.
11. Charter for Encore Residential Condominium Association, Inc. of record in Instrument No. 20080225-0018428, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.

## True Copy Certification

I, GEORGE E. MUDTER, JR., 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 on 8/10/2021

GEORGE E. MUDTER, JR.
Dated 8/10/2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, GEORGE E. MUDTER, JR., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy L Thomas Dated 8/10/2021
Notary's Signature
My Commission Expires: 10/23/2023
Notary Seal:

