THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 703183 DEEDWARR
08/24/2021 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20210824-0113977

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Michael J. Pastrana 2197 Nolensville Pike Nashville, TN 37211	New Owner	105-16-0B-316-00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Jacob Troy Williamson**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Michael J. Pastrana**, **unmarried man,** hereinafter called the Grantee, Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon. situated at 2197 Nolensville Pike, Apt 316, Town of Nashville, Davidson County, State of Tennessee. said premises being further described as follows:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being **Unit No, 316**, Building No, B1, as specified on the Plat shown in the Declaration of Covenants, Conditions and Restrictions, on the Plan of Park at Melrose Heights, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27- 101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Park at Melrose Heights, a Condominium Development, of record under Instrument No. 20140903-0080570, First Amendment in Instrument No. 20150211-00 12545 and Second Amendment in Instrument No. 20150223-0015231, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Conditions and Restrictions. Reference is hereby made to the plan of Park at Melrose Heights, a Condominium Development, for placement of Units, as shown on Exhibit "D" to the First Amendment of the Declarations of record under Instrument No. 20150211-0012545 and Second Amendment in Instrument No. 20150223-0015231 . said Register's Office. for a more complete identification and description of such Unit.

Being the same property conveyed to Jacob Troy Williamson, by Warranty Deed from John W. Melick, of record on June 20, 2017, at Instrument No. 20170620-0061793, Davidson County Register of Deeds.

This property commonly known as 2197 Nolensville Pike, Nashville, TN 37211.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all 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 GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand, this 20th **day of August, 2021**:

Jacob Troy Williamson

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 **Jacob Troy Williamson,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 20th day of August, 2021.

Notary Public

My Commission Expires: 6.13.22

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Rutherford

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$210,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 23rd DAY OFAugust, 2021:

Notary Public

My Commission Expires: May 9, 2023

KENYON J. SALES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 09, 2023

Certificate of Authenticity

I, Christie Daniels, 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 August 20, 2021.

Date

Christie Daniels

Affiant Signature

August 23, 2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 23 day of August, 2021.

Notary's Signature

My Commission Expires: 7/2/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY