This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-13453-TC

Karen Johnson Davidson County
Batch# 706331 DEEDWARR
08/27/2021 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,920.12
20210827-0116196

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $518,950.00.

Affiant

Subscribed and sworn to before me, this the 25 day of August, 2021.

Notary Public
My Commission Expires: 2/9/24

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Carter Beatty 20 Rutledge Street, Apt 710 Nashville, TN 37210	New Owner	093-06-0A-064.00

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, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Trent Scheriger, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Carter Beatty, unmarried**, 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:

BEING a certain condominium apartment situated in Davidson County, Tennessee, and further known as Unit No. 706, together with the appurtenant common elements, of Encore, a residential condominium, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed for Encore, a residential condominium, of record in in Instrument No. 20080225-0018429, as amended in Instrument No. 20151203-0122000; Instrument No. 20170324-0029048; and in Instrument No. 20181016-0102535, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being also depicted on the site-plan of Encore, a residential condominium, attached as exhibit to said Master Deed, as amended. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Encore, a residential condominium provided in said Master Deed, as amended, together with the By-Laws appended thereto, the aforementioned Site-Plan, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Trent Scheriger by Warranty Deed from Scott J. Fernandes, Trustee of the Scott J. Fernandes Investment Services Trust, dated September 17, 2018, recorded October 2, 2018, of record in Instrument No. 20181002-0097791; as corrected in Instrument No. 20190401-0029074, Register's Office for Davidson County, Tennessee.

This is improved property located at: **301 Demonbreun Street, Unit 706, Nashville, TN 37201.**

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.

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 18th day of August, 2021.

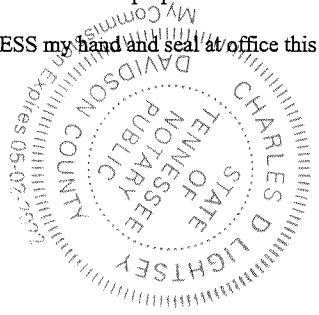
GRANTOR:

Trent Scheriger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Trent Scheriger, the within named bargainor, 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 18th day of August, 2021.



Notary Public
My Commission expires: 5/2/22

202108270116196

Certificate of Authenticity

I, Tori Cole, 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 8/27/21.

Tori Cole

Affiant Signature

Date: 8/27/21

State of Tennessee

County of Davidson

Sworn to and subscribed before me this August 27, 21.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-Co-2024

Notary's Seal

