Karen Johnson Davidson County
Batch# 726150 DEEDWARRSP
09/29/2021 10:15:30 AM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20210929-0130752

Special Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $625,000.00. Affiant Subscribed and sworn to before me, this the 21st day of September, 2021. Notary Public My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 5, 2025

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
William Cash Sanders, Jr. Revocable Living Trust dated September 21, 2018	New Owner(s)	104-02-3P-005.00-CO
1811 Air Lane Drive		
Nashville, TN 37210		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MASON AVENUE LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM CASH SANDERS, JR, TRUSTEE OF WILLIAM CASH SANDERS, JR. REVOCABLE LIVING TRUST DATED SEPTEMBER 21, 2018**, 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 205, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 119 Mason Avenue Condominiums, a Horizontal Property Regime with Private Elements of record as Instrument No. 20171005-0102455 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Mason Avenue, LLC by Warranty deed from Mason House Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20160829-0090278 Register's Office for Davidson County, Tennessee, dated August 15, 2016 and recorded on August 29, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 119 Mason Avenue Unit 205, Nashville, TN 37203, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), his/her/their successors, heirs and assigns forever, I/we covenant that I/we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter. I/we further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), his/her/their successors, heirs and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor(s), but no others.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 21st day of September, 2021.

Mason Avenue LLC, a Tennessee Limited Liability Company

By: _____
Steven T. Morris, Authorized Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Steven T. Morris, Authorized Representative, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Representative of Mason Avenue, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 21st day of September, 2021.

_____
Notary Public

My Commission Expires: 1-6-25

MOLLY LANDMESSER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
January 06, 2025
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 09/28/2021 (date ~~of document~~).

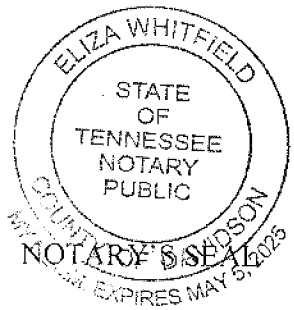
Affiant Signature

09/28/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 28th day of September, 2021.



Eliza Whitfield
Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025