WARRANTY DEED

Karen Johnson Davidson County
Batch# 729338 DEEDWARR
10/04/2021 11:47:59 AM 2 pgs
Fees: $13.00 Taxes: $2,145.63

20211004-0133109

MJ-VRES-21-3116

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $579,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Christopher Tsakiris and Margaret Tsakiris	**Bank of America, N.A.**	
(NAME)	(NAME)	**104-02-3O-027.00-CO**
3116 West End Circle Unit 309	**TX2-979-01-02**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	**Fort Worth, TX 76155**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RAYMOND L. MOCKMORE, JR., UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTOPHER TSAKIRIS AND MARGARET TSAKIRIS,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 3-7, together with an undivided percentage interest in the common areas, as established by Declaration of Condominium for 3116 West End Circle, a Condominium of record as Instrument No. 20170707-0068634, and being shown on Plat attached thereto as Exhibit "B", as amended in Instrument No. 20170720-0073707 and Instrument No. 20180413-0034954, 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 the same property conveyed to Raymond L. Mockmore, Jr., unmarried by Special Warranty deed from WEC Holdings, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190204-0010568 Register's Office for Davidson County, Tennessee, dated January 31, 2019 and recorded on February 04, 2019.

This conveyance is subject to:
- Taxes for the year 2021.
- Matters shown on the Plan of record in Plat Book 421, Page(s) 82 and 83, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20170707-0068634, as amended in Instrument No. 20170720-0073707 and Instrument No. 20180413-0034954, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20150915-0093596, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3116 West End Circle Unit 309, Nashville, Tennessee 37203**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs 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/our hand(s) this the 25 DAY OF SEPTEMBER, 2021.

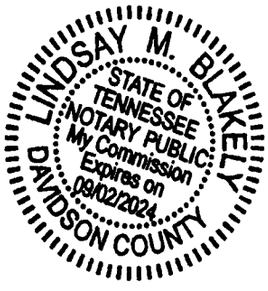
Raymond L. Mockmore, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RAYMOND L. MOCKMORE, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of September, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212