BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 737709 **DEEDWARR**
10/15/2021 11:20:22 AM 2 pgs
Fees: $13.00 Taxes: $721.50

20211015-0138903

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $195,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 10/14/2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-4633

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Ellen Manson	New Owner	117-15-0A-035.00-CO
1900 Richard Jones Road A103		
Nashville, TN 37215		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Josephine M. Mauskopf and husband, Seymour H. Mauskopf

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ellen Manson, an unmarried woman

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee Unit No. A-103 on the Plan of Green Hills Terrace Condominium Apartments of record in Plat Book 5200, Page 64, in the Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Josephine M. Mauskopf and husband, Seymour H. Mauskopf by Warranty deed from Charles R. Morris, Jr. and Shelby H. Morris of record in Instrument No. 20070706-0080615 Register's Office for Davidson County, Tennessee, dated June 26, 2007 and recorded on July 06, 2007.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1900 Richard Jones Road A103 Nashville, TN 37215

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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. 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 on October 13, 2021.

X Seymour H. Mauskopf
Seymour H. Mauskopf

X Josephine Mauskopf
Josephine M. Mauskopf

STATE OF NORTH CAROLINA

COUNTY OF Durham

Personally appeared before me, a Notary Public of said County and State, Seymour H. Mauskopf and Josephine M. Mauskopf, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this October 13, 2021.

R W. Rogers
Notary Public

My Commission Expires: 02-22-2022

Robin W. Rogers
NOTARY PUBLIC
Durham County, NC
My Commission Expires February 22, 2022

File #: 2021-4633

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027