BOX 10-B

Karen Johnson Davidson County
Batch# 740549 **DEEDWARR**
10/21/2021 11:02:30 AM 2 pgs
Fees: $13.00 Taxes: $370.00

20211021-0141322

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$100,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **20TH** DAY OF **OCTOBER, 2021.**

Notary Public

MY COMMISSION EXPIRES: **MAY 2, 2022**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DANNY ALLEN VISNOSKI, ET UX	**TRUIST BANK**	**090-11-0A-081.00-CO**
(NAME) **515 BASSWOOD DRIVE, UNIT H81**	(NAME) **901 SEMMES AVE.**	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS) **RICHMOND, VA 23224**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, WILDA DAVIS, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **DANNY ALLEN VISNOSKI AND BEATRICE VISNOSKI, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land being located in Davidson County, Tennessee, being described as:

Being Unit No. 81, Building H, together with the appurtenant interest in the common elements of Rock Harbor Condominium, a horizontal property regime established by Master Deed, of record in Book 6153, Page 421, amended in Book 6162, Page 251, Book 6896, Page 661, Book 7369, Page 206, Instrument No. 20060712-0083758, and in Instrument No. 20100121-0005427, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C-2" to the aforementioned Master Deed.

Being a portion of the same property conveyed to DAVIS & HAYS PROPERTIES, A PARTNERSHIP, CONSISTING OF GARNDAL DAVIS AND GARNETTA HAYS, by deed from FMS, INC., A TENNESSEE CORPORATION of record in Book 8721, Page 95, dated September 3, 1992, as corrected in Book 8725, Page 812, dated September 9, 1992, said Register's Office.

Further being a portion of the same property conveyed to GARNDAL DAVIS AND WIFE, WILDA DAVIS, by quitclaim deed from DAVIS & HAYS PROPERTIES, A PARTNERSHIP, CONSISTING OF GARNDAL DAVIS AND GARNETTA D. HAYS, of record in Instrument No. 200004200039778, dated April 18, 2000, said Register's Office. GARNDAL DAVIS having since died on or about November 16, 2015, leaving WILDA DAVIS as surviving tenant by the entirety.

This conveyance is subject to matters as set forth in the Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in the Master Deed for Rock Harbor Condominium Association of record in Book 6153, Page 421, amended in Book 6162, Page 251, Book 6896, Page 661, Book 7369, Page 206, Instrument No. 20060712-0083758 and in Instrument No. 20100121-0005427; Flowage Easement to the United States of America of record in Book 2147, Page 42; Ingress and Egress Easement of record in Book 4196, Page 206; and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(**X**) property, known as **515 BASSWOOD DRIVE, UNIT H81, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 October, 2021.

Wilda Davis

WILDA DAVIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Wilda Davis**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20th day of October, 2021.

My Commission expires: **May 2, 2022**

Lee A. Cohen

Notary Public

