THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 21-3160
Parcel ID: 129-14-0A-125-00

Karen Johnson Davidson County
Batch# 741145 DEEDWARR
10/21/2021 02:29:36 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20211021-0141553

Property Address:
6666 Brookmont Terrace, 1101, Nashville, TN 37205

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
Wilson Bank & Trust
207 Legends Drive
Lebanon, TN 37087

Address of New Owner:
Jessica Picanzo
6666 Brookmont Terrace #1101
Nashville, TN 37205

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **JARED BANKS, a single man,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **JESSICA L. PICANZO,** hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Apt. Unit 1101, of Wessex Towers Condominium, created under Title 64, Sections 2701, et seq., as amended Tennessee Code Annotated, and as established by a Master Deed which was executed by Central Tennessee Investment Company, Inc., of record in Book 5414, Page 634, Register's Office for said County, as amended in Book 6478, Page 742, Instrument No. 20080624-0065008, and 20120516-0042527, Register's Office for said County, together with the undivided percentage interest in the Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Wessex Towers Condominium Apartments, of record in Book 5200, Page 142, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to JARED BANKS, a single man by Deed dated July 13, 2017 from SHANE YOUSSI, a single man, recorded July 13, 2017, in Instrument Number 20170713-0070700, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 6666 Brookmont Terrace, 1101, Nashville, TN 37205.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2021 Davidson County property taxes are a lien due and payable.

9. All matters on the Plan of record in Plat Book 5200, page 142, Register's Office for Davidson County, Tennessee.

10. Right-of-way easement granted to Comcast of Nashville I, LLC as contained in Instrument No. 20171127-0120861, Register's Office for Davidson County, Tennessee.

11. Building and Rooftop Lease Agreement granted to Verizon Wireless Tennessee Partnership as contained in Instrument No. 20151006-010536, Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: T-TAG-21-6666-1101

12. Lease Agreement granted to Laundries, Inc. as contained in Book 10454, page 553, Register's Office for Davidson County, Tennessee.

13. Charter for Homeowner's Association of record in Book 5412, page 451, Register's Office for Davidson County, Tennessee.

14. Bylaws for Homeowner's Association of record in Instrument No. 20011127-0129399, Register's Office for Davidson County, Tennessee.

15. Declaration of Covenants, Conditions and Restrictions of record in Book 5414, page 634, Book 5599, page 39, Book 5792, page 982, Book 6478, page 742, Book 7473, page 742, Book 7473, page 977, Book 9935, page 486, Book 10705, page 777, Instrument No. 20080624-0065008 and Instrument No. 20120516-0042527, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this 18 day of October, 2021.

JARED BANKS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named JARED BANKS, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 18 day of October, 2021.

Stephanie A. Glenn
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 2-4-23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $300,000.00.

Affiant

SWORN TO and subscribed before me on this 18th day of October, 2021.

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-03-2023

Notary Public

My Commission Expires: _____