Karen Johnson Davidson County
Batch# 756381 DEEDWARRSP
11/16/2021 03:23:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211116-0152744

Commitment Number: TN2110466

After Recording, Send To:

Boston National Title Agency
400 Rouser Rd. BLDG 2 STE 500
Coraopolis, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170. File Number: TN2110466.

New Property Owner/Mail Tax Statements To:
Gerald M. Bisaha and **Sally J. Bisaha, 512 31st Ave N # 3 Nashville, Tennessee, 37209**

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 092100C003.00

SPECIAL WARRANTY DEED

(5) Transfers made solely to any combination of a spouse or a person or persons in the lineal line of consanguinity of one (1) or more of the transferors;

Gerald M. Bisaha, who acquired title as Jerry Bisaha, married to **Sally J. Bisaha,** hereinafter grantor, whose tax-mailing address is **512 31st Ave N # 3 Nashville, Tennessee, 37209**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants with covenants of limited warranty to **Gerald M. Bisaha** and **Sally J. Bisaha**, husband and wife, hereinafter grantees, whose tax mailing address is **512 31st Ave N # 3 Nashville, Tennessee, 37209**, the following real property:

CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: A CERTAIN UNIT LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 3, OF ELEVATE AT CITY HEIGHTS (FORMERLY "THE DEL") ALSO FORMERLY KNOWN AS ELAVATE AT MEDWEST (FORMERLY "THE DEL"), A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS ESTABLISHED PURSUANT TO THE PROVISION OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS THE SAME IS SET OUT IN SECTION 66-27-101, ET SEQ. OF THE TENNESSEE CODE ANNOTATED, UNDER THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ESTABLISHING ELEVATE AT CITY HEIGHTS (FORMERLY "THE DEL") OF RECORD IN INSTRUMENT NO. 20170127-0009277, AS

AMENDED IN INSTRUMENT NO. 20170330-0031283, INSTRUMENT NO. 20171003-0101096, INSTRUMENT NO. 20180403-0030960 AND INSTRUMENT NO. 20180615-0057610, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF, AND THE BYLAWS FOR THE ADMINISTRATION THEREOF, AND ALL EASEMENTS, RIGHTS, AND INTEREST IN FAVOR OF OTHER UNIT OWNERS, AND ALL SEWER, WATER, ELECTRICAL, TELEPHONE, AND OTHER UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISHED OVER, THROUGH, OR UPON THE LAND EMBRACING THE REGIME AND BUILDINGS THEREOF; SAID UNIT BEING DEPICTED ON EXHIBIT "B" TO THE AMENDED DECLARATION IN INSTRUMENT NO. 20180615-0057610; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND VOTING PERCENTAGE AS SET FORTH IN EXHIBIT "A" TO SAID DECLARATION IN INSTRUMENT NO. 20170127-0009277.
Property Address is: 512 31st Ave N # 3 Nashville, Tennessee, 37209

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Instrument No. 202000313-0028354 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 092100C003.00

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on 10/23, 2021:

X Gerald M. Bisaha, who acquired title as Jerry Bisaha
Gerald M. Bisaha, who acquired title as Jerry Bisaha

X Sally J Bisaha
Sally J Bisaha

STATE OF TN
COUNTY OF Williamson

The foregoing instrument was acknowledged before me on 10/23, 2021 by **Jerry Bisaha** and **Sally Bisaha** who are personally known to me or have produced TN Driver's License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC
JAMES J. EVERETT
DAVIDSON COUNTY

JAMES J. EVERETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Maximum principal indebtedness for Tennessee recording tax purposes is 1.00.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TN
County of Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is 0, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 23rd day of October, 2021.

JAMES J. EVERETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Seal)

X _____
Affiant

X Jerry Bisaha Sally J Bisaha
Print Name

_____
Notary Public J.E.

My commission expires:

9/6/2022

James J. Everett
Sally J Bisaha
Print Name J.E.