Karen Johnson Davidson County
Batch# 766393 DEEDWARR
12/02/2021 04:19:30 PM 3 pgs
Fees: $18.00 Taxes: $2,460.50
20211202-0160180

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $665,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 7-11-22

(AFFIX SEAL)

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marcus Hayes	NEW OWNER	093061J16400CO
(NAME)	(NAME)	
2718 Scovel Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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 considerations, the receipt of which is hereby acknowledged, I/we **Harold Brockman, unmarried**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Marcus Hayes, a married man**, hereinafter called the GRANTEE(S), his assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

That certain condominium Apartment situated in the County of Davidson, State of Tennessee and being described as Unit No. 2012 of the Horizontal Property Regime of Viridian Condominium pursuant to that certain Master Deed of record as Instrument No. 20061004-0122833 and Addendum thereto of record in Instrument No. 20061004-0122834; 20070711-0082578; 20100616-0046702; 20111006-0077592; 20120802-0068536, and 20140128-0007721, all in the Register's Office for Davidson County, Tennessee and including any other applicable Amendments thereto, to which reference is here made for a more complete description thereof.

Being the same property conveyed to Harold Brockman by Warranty Deed from Ahmad Muzaffery and wife, Liza Muzaffery, dated 02/14/2014 and recorded 02/18/2014, of record in Instrument 201402180013630, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) Covenants, conditions, easements and restrictions recorded in Book 7423, Page 374, as revised in Book 9208, Page 613, Instrument 200610040122833, and Amendments recorded in Instrument 20061004-0122834, Instrument 20070711-0082578, Instrument 20100616-0046702, Instrument 20111006-0077592,Instrument 20120802-0068536, Instrument 201912110127973, Instrument 202105270071781, Instrument 202105040059486, Instrument 202103160034923, Instrument 202102240022602 and Instrument 20140128-0007721; (2) Stormwater Quality Agreement of recorded in Instrument 200409160111454; (3) Charter of Viridian Condominium Association, Inc., of record in Instrument 200610040122835, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 415 Church Street, Unit 2012, Nashville, TN 37219

(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 22nd day of November, 2021.

Harold Brockman

State of Florida
County of MANATEE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harold Brockman, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 22nd day of November, 2021.

Notary Public:
My Commission Expires: 8/21/23

GALE MOLOVINSKY
Notary Public - State of Florida
Commission # GG 368819
My Comm. Expires Aug 21, 2023
Bonded through National Notary Assn.

GALE MOLOVINSKY NOTARY PUBLIC STATE OF FLORIDA

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

202112020160180

CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/29/2021.

Kimberly D Hicks
Affiant
Date: 11/30/2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 30 day of November, 2021

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON