Karen Johnson Davidson County
Batch# 767777 DEEDWARR
12/06/2021 09:58:30 AM 3 pgs
Fees: $18.00 Taxes: $641.95
20211206-0161206

WARRANTY DEED

Shelia Ford NOTARY PUBLIC STATE OF TENNESSEE Sumner County, TN

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $173,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 11/30/2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 2/1/23

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-4949

ADDRESS OF NEW OWNER	SEND TAX BILLS TO (If left blank please use the address of the new owner)	MAP-PARCEL
Eric Potulicki and Sergio Cortez	Same as owner	052-16-OA-090.00-CO
1301 Neelys Bend Road #90	Robert Baker	
Nashville, TN 37115	PO Box 460 Seligman, AZ 86337	

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,

Robert Joseph McCartt, unmarried

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

Eric Potulicki, an unmarried man and Sergio Cortez, an unmarried man, as tenants in common with right of survivorship

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:

Unit K-90, Neely's Bend Condominiums, as established under Master Deed of record in Book 5483, Page 86, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit, together with an undivided interset in the common elements as shown on said master deed.

Being a portion of the same property conveyed to Robert Joseph McCartt, unmarried by General Warranty deed from Try Properties, a Tennessee general Partnership (successor-in-interest to Try Properties, L.P., formerly known as S.B. Properties, L.P.) of record in Instrument No. 20181101-0108458 Register's Office for Davidson County, Tennessee, dated October 31, 2018 and recorded on November 01, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 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 1301 Neelys Bend Road #90 Nashville, TN 37115

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 November 30, 2021.

Robert Joseph McCartt

Robert Joseph McCartt

STATE OF FLORIDA

COUNTY OF Bay

Personally appeared before me, a Notary Public of said County and State, Robert Joseph McCartt, 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 November 30, 2021.

Notary Public

My Commission Expires: 9/26/24

CANDICE RUSSELL-VERMILYEA
Notary Public - State of Florida
Commission # HH 018952
My Comm. Expires Sep 26, 2024
Bonded through National Notary Assn.

File #: 2021-4949

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trimphow 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 11-30-21.

Tracey Trimphow
Affiant
Date: 11-30-21

STATE OF TENNESSEE
COUNTY OF Wilson

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

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY