BOX 10-B

Karen Johnson Davidson County
Batch# 771694 **DEEDWARR**
12/10/2021 12:36:13 PM 2 pgs
Fees: $13.00 Taxes: $591.63

20211210-0164170

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 **$159,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **8TH** DAY OF **DECEMBER, 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
ROCKY H. BLOCK	**WILSON BANK & TRUST**	**105-10-0A-306.00-CO**
(NAME)	(NAME)	
2020 BEECH AVE. C3	**P. O. BOX 758**	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37204	**LEBANON, TN 37088**	
(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, JILL ROCHLITZ, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROCKY H. BLOCK, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. C-3, together with the appurtenant interest in the common elements of Beechtree Condominiums, a horizontal property regime established by Master Deed of record in Book 11174, page 284, amended in Book 11680, page 193, and as Instrument No. 20151016-0105285, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "E" to the aforementioned Master Deed.

Being the same property conveyed to JILL ROCHLITZ, by deed from LESLI PAIGE OLIVER, UNMARRIED, WADE KING AND WIFE, JANICE KING, AND ELIZABETH M. WILSON AND SPOUSE, GORDON MCKELVEY, III, of record as Instrument No. 20160415-0036250, dated April 13, 2016, said Register's Office.

****This is not the principal residence of the grantor.****

This conveyance is subject to matters on the Master Deed of record in Book 11174, page 284, amended in Book 11680, page 193, and as Instrument No. 20151016-0105285; Grant of Easement of record as Instrument No. 20090930-0090862; 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 **2020 BEECH AVE. C3, NASHVILLE, TN 37204**
(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 8th day of December, 2021.

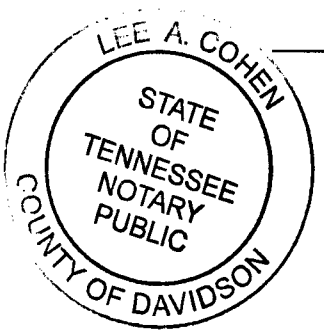
JILL ROCHLITZ

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 **Jill Rochlitz**, 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 8th day of December, 2021.

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



Notary Public