Karen Johnson Davidson County
Batch# 778492 DEEDWARR
12/22/2021 12:15:30 PM 4 pgs
Fees: $23.00 Taxes: $3,329.63
20211222-0169236

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-15101-AP

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $899,900.00.

Daniel Thompson
Affiant

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Subscribed and sworn to before me, this the 16th day of December, 2021.

Notary Public
My Commission Expires: 8.20.2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Juliet R. Price 2602 10th Ave S Nashville TN 37204	New Owner	118-01-21-002.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Todd Gelfand, Trustee of the 929 Montrose Trust, dated February 11, 2019**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Juliet R. Price, unmarried**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING a certain private element unit situated within Davidson County, Tennessee, and further known as Unit 2602 (previously known as Unit 929B), together with the appurtenant common elements of Homes at 929 Montrose Avenue. created under Title 66, Section 27-101, et seq., as amended. Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Homes at 929 Montrose Avenue, a horizontal property regime with private elements. of record in Instrument No. 20190329-0028840 and amended in Instrument No. 20211222016923 5___, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements. restrictive covenants, conditions and regulations imposed upon and relating to the units, property. co-owners and tenants of Homes at 929 Montrose Avenue, provided in said Declaration, together with the By-Laws appended thereto. the site-plan attached as exhibit to Declaration, the plan of record in Book 57, page 93, said Register's Office, and the undivided percentage interest in the Common Elements appurtenant to each Unit. are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being a portion of the property conveyed to Todd Gelfand, Trustee of the 929 Montrose Trust, dated February 11, 2019 by Warranty Deed from Michael Burgin, married. dated February 15, 2019, recorded February 20, 2019, of record

in Instrument No. 20190220-0015515, Register's Office for Davidson County, Tennessee.

This is improved property located at: **2602 10th Avenue South, Nashville, TN 37204**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of December, 2021.

GRANTOR:

The 929 Montrose Trust

By: _____
Todd Gelfand, Trustee

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Todd Gelfand, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Trustee of The 929 Montrose Trust, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of December, 2021.

H. R. LAUDERDALE
COMM. #2325756
Notary Public - California
Los Angeles County
My Comm. Expires Mar. 29, 2024

H. R. Lauderdale
Notary Public
My Commission expires: 3/29/2024

(See attached jurat)

202112220169236

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 16th day of December, 20 21, by Todd Gallfaid,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

H. R. LAUDERDALE
COMM. #2325756
Notary Public - California
Los Angeles County
My Comm. Expires Mar. 29, 2024

(Seal) Signature H. R. Lauderdale

Tennessee Certification of Electronic Document

I, John L. Bibb, do hereby make oath that I am a licensed attorney and/or the 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 December 16, 2021 (date of document).

Affiant Signature

December 17, 2021
Date

State of TN

County of Maury

Sworn to and subscribed before me this 17th day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 2-25-24

NOTARY'S SEAL

