THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211238967** Karen Johnson Davidson County Batch# 783175 **DEEDWARR** 01/03/2022 11:35:26 AM 2 pgs Fees: $13.00 Taxes: $801.05 20220103-0000427	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $216,500.00 Affiant Subscribed and sworn to before me, this 30th day of December, 2021. Notary Public My Commission Expires ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
George Ducas 1051 Woodmont Falls Drive Nashville, TN 37215	New Owner	Tax Parcel ID No. 131 01 0D 234.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Zachary Keaton Travis, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **George Ducas,** unmarried, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 234 also known as Unit No. 24-R on the plan of Georgetown Apartments of record in Plat Book 5200, Page 4, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Zachary Keaton Travis, unmarried, by Warranty Deed from Katie Travis Curtis, married, of record in Instrument No. 20190408-0031792, in the Register's Office of Davidson County, Tennessee, dated April 05, 2019 and recorded on April 08, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Georgetown Apartments, as recorded in Plat Book 5200, Page(s) 4.
Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 5025 Hillsboro Homeowner's Association Condominium of record in Book 5211, Page 325, as amended by instrument(s) of record in Amended in Book 5616, Page 133, Book 6079, Page 516; also subject to easements, rights and interests 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 building thereon.
Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4308, Page 575.
Easement for Overhead Lines, recorded in Book 7873, Page 859.
Deed of Conveyance recorded in Book 4308, Page 650

This is improved property located at 5025 Hillsboro Pike Unit 24R Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions

and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 30th day of December, 2021.

Zachary Keaton Travis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Zachary Keaton Travis, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of December, 2021.

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024