This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-14778-TC

Karen Johnson Davidson County
Batch# 786963 DEEDWARR
01/11/2022 09:47:30 AM 3 pgs
Fees: $18.00 Taxes: $2,793.50
20220111-0003218

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $755,000.00.

Melissa A. North
Affiant

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2

Subscribed and sworn to before me, this the 3rd day of January, 2022.

Notary Public
My Commission Expires: 5/2/22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Melissa North 301 Demonbreun Street, Unit 1203 Nashville, TN 37201	New Owner	093 06 0A 158.00

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, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Cydney Miller, a single woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Melissa Ann North, a single woman**, hereinafter called the Grantee, her 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 1203, Horizontal Property Regime of Encore, a Residential Condominium pursuant of Master Deed for Encore, a Residential Condominium, as shown on plat of record in Instrument No. 20080225-0018429, amended at Instrument Nos. 20151203-0122000; 20170324-0029048; 20181016-0102535; 20080225-0018425; 20111104-0086473 and 20111215-0097929, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Cydney Miller, a single woman, by Warranty Deed from BLDK Real Estate Holdings, LLC, an Ohio Limited Liability Company, of record in Instrument No. 20181105-0109539, in the Register's Office of Davidson County, Tennessee, dated November 2, 2018 and recorded on November 5, 2018.

This is improved property located at: **301 Demonbreun Street, Unit 1203, Nashville, TN 37201.**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 ~~3rd day of January, 2022.~~ 31st day of December 2021

GRANTOR:

Cydney Miller

STATE OF Florida
COUNTY OF Hillsborough

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Cydney Miller, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this ~~3rd day of January, 2022.~~ 31st day of December 2021.

CARMEN F ALVAREZ
Notary Public - State of Florida
Commission # GG 325364
My Comm. Expires May 28, 2023
Bonded through National Notary Assn.

Carmen F. Alvarez
Notary Public
My Commission expires: 5/28/2023
Prod ID

X Physical Presence
or
___ Online Notarization

202201110003218

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 January 4, 2022.

Tori Cole

Affiant Signature

Date: 1/4/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this January 4, 2022.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

