(1)

THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 21-3428
Parcel ID: 092-16-0B-097-00

Property Address:
900 19th Avenue South, 1002, Nashville, TN 37212

Karen Johnson Davidson County
Batch# 793439 DEEDWARR
01/20/2022 11:45:16 AM 2 pgs
Fees: $13.00 Taxes: $888.00

20220120-0007699

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
New Owner

Address of New Owner:
Thomas & Sharon Bunch
216 Birdwell Court
Goodletsville, TN 37072

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **ANGELIA VAN VRANKEN, an unmarried woman,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **Thomas L Bunch, a/k/a Lamont Bunch and Sharon E Bunch, a/k/a Sharon Bunch, husband and wife,** hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Certain condominiums located in Davidson County, Tennessee, being Unit No. 1002, Level 12, of University Square Condominiums Apartments, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing University Square Condominium Apartments of record in Book 7051, Page 529, as amended in Book 7119, Page 884 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted in Plat Book 6900, Page 124 to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to ANGELIA VAN VRANKEN, an unmarried woman by Deed dated April 25, 2016 from BRAD DANIEL, unmarried, recorded April 26, 2016, in Instrument Number 20160426-0040548, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 900 19th Avenue South, 1002, Nashville, TN 37212.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. Davidson County property taxes for subsequent years are a lien but are not yet due and payable.

2. All matters on the Plan of record in Plat Book 6900, page 124, Register's Office for Davidson County, Tennessee.

3. Public Utility and Overhead Transmission Line easement granted to Metropolitan Government

of Nashville and Davidson County as contained in Instrument No. 20130906-0094167, Register's Office for Davidson County, Tennessee.

4. Charter for Homeowner's Association of record in Book 7078, page 443, Register's Office for Davidson County, Tennessee.

5. Master Deed to Homeowner's Association as contained in Book 7051, page 529, amended in Book 7119, page 884, Register's Office for Davidson County, Tennessee.

6. Appointment of Successor Trustee for Homeowner's Association as contained in Instrument No. 20100408-0026686, Register's Office for Davidson County, Tennessee

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this 18th day of January, 2022.

ANGELIA VAN VRANKEN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named ANGELIA VAN VRANKEN, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 18 day of January, 2022.

Stephanie A. Glenn
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires:
2-4-23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $240,000.00.

Affiant

SWORN TO and subscribed before me on this 19 day of January, 2022.

Notary Public

TISHA C. BALDWIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

My Commission Expires:
1-23-23