Karen Johnson Davidson County
Batch# 798648 DEEDWARR
02/01/2022 03:40:30 PM 4 pgs
Fees: $23.00 Taxes: $11,100.00
20220201-0011819

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36866-01-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $3,000,000.00. Affiant Subscribed and sworn to before me this 21st day of January, 2022. Notary Public My Commission Expires: 3/6/24 GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Lynne H. McAlevey, Trustee 3821 West End Avenue, #301 Nashville, TN 37205	**Send Tax Bills To:** New Owner 3821 West End Ave #301 Nashville, TN 37205	**Tax Information:** Map and Parcel No.: 104090R30100CO

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, **Kenneth Melkus and Barbara Lynn Melkus, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Lynne H. McAlevey, Trustee of the Lynne H. McAlevey Revocable Trust, u/a/d July 23, 2008** ("Grantee"), her successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3821 West End Avenue, #301, Nashville, TN 37205.

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

And Grantors covenants that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 19 day of January, 2022.

Kenneth Melkus

Barbara Lynn Melkus

STATE OF FLORIDA

COUNTY OF Collier

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kenneth Melkus and Barbara Lynn Melkus, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19TH day of January, 2022.

Notary Public PEDRO J BLANCO

My Commission Expires: 01/24/2025

Notary Public State of Florida
Pedro J Blanco
My Commission HH 0241
Expires 01/24/2025

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 301 as described in Exhibit "B" to the Master Deed of The Southgate Condominiums, of record in Instrument No. 20060307-0026322, as amended in Instrument No. 20070606-0068095, Instrument No. 20080616-0061599, Instrument No. 20131015-0107794, Instrument No. 20131015-0107796, Instrument No. 20160217-0015153, Instrument No. 20160219-0016049, Instrument No. 20170421-0039440, and Instrument No. 20170421-0039442, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kenneth Melkus and Barbara Lynn Melkus, husband and wife, by deed dated July 11, 2018 from James R. Baio and Patricia E. Baio, husband and wife, of record in Instrument No. 20180713-0068092, Register's office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2022 County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Southgate Condominiums, of record in Instrument No. 20060307-0026322, as amended in Instrument No. 20070606-0068095, Instrument No. 20080616-0061599, Instrument No. 20131015-0107794, Instrument No. 20131015-0107796, Instrument No. 20160217-0015153, Instrument No. 20160219-0016049, Instrument No. 20170421-0039440, and Instrument No. 20170421-0039442, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Instrument No. 20040315-0029283, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Instrument No. 20050622-0071650, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Plat Book 332, Page 152, Register's Office for Davidson County, Tennessee.
7. Storm Quality Agreement in Instrument No. 20060126-0009700, Register's Office for Davidson County, Tennessee.
8. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20060126-0009703, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 1/19/22.

George E. Mudter, Jr.
Dated 1/19/22

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Dated 1/19/22

My commission expires 10/2/2023

