THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $400,000.00

Affiant

Subscribed and sworn to before me, this 8 day of February, 2022.

M. Catherine Clearwater
Notary Public
My Commission Expires: 1-6-25

M. CATHERINE CLEARWATER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 802759 DEEDWARR
02/09/2022 11:26:16 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20220209-0014969

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Jeff Champion 4200 West End Avenue, Unit 208 Nashville, TN 37205	New Owner	Tax Parcel ID No. 103-12-0A-009.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARIE C. GLASER and JOHN W. FITZPATRICK, MARRIED** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **JEFF CHAMPION, UNMARRIED** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 208 of Harding House Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4675, page 60, amended in Book 4860, page 82, Register's Office for said county, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Marie C. Glaser and John W. Fitzpatrick, wife and husband by Warranty deed from Catherine M. Webb, unmarried of record in Instrument No. 20150303-0018165 Register's Office for Davidson County, Tennessee, dated February 27, 2015 and recorded on March 03, 2015.

This is improved property commonly known as: **4200 West End Avenue, Unit #208, Nashville, TN 37205**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantors covenant that they have 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 for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves,

their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her 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, Grantors have executed this instrument on this 7th day of February, 2022.

Marie C. Glaser

MARIE C. GLASER

John W. FitzPatrick

JOHN W. FITZPATRICK

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARIE C. GLASER and JOHN W. FITZPATRICK,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 7th day of February, 2022.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

Notary Public
My Commission Expires: