Karen Johnson Davidson County
Batch# 854339 DEEDWARR
05/12/2022 12:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,877.75
20220512-0054883

WARRANTY DEED

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FIVE HUNDRED SEVEN THOUSAND FIVE HUNDRED AND 00/100 (507,500.00).

Laura Lasmone
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29TH DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 4/17/2023

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Brenda Sowter and Andrea McCoy (NAME)	**NEW OWNER** (NAME)	**082 09 0Q 019.00**
1229 4th Avenue North Nashville, TN 37208 (ADDRESS)	1229 4th Ave. North Nashville, TN 37208 (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 29th day of April, 2022, the undersigned, **BENJAMIN STONE, AN UNMARRIED MAN,** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **BRENDA SOWTER AND ANDREA MCCOY,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **1229 4TH AVENUE NORTH, NASHVILLE, TN 37208** and more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1229 of 4th & Monroe, 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 4th & Monroe of record in Instrument Number 20070619-0073328, as amended in Instrument Number 20080122-0006730, Instrument Number 20080606-0058487, Instrument Number 20100625-0049730, Instrument Number 20120824-0076410 and Instrument Number 20130411-0035975, 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 the 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 on Exhibit E to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Benjamin Stone, an unmarried man, by Warranty Deed from Gil B. Balanzat, unmarried, of record in Instrument No. 20170510-0046485, in the Register's Office for Davidson County, Tennessee, dated May 5, 2017 and recorded on May 10, 2017.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 29th day of April, 2022.

GRANTOR: BENJAMIN STONE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Benjamin Stone**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 29th day of April, 2022.

Notary Public My Commission Expires

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Jessica Gebhart, do hereby make oath that I am a licensed attorney and/or 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 04/29/2022 (date of document).

Jessica Gebhart
Affiant Signature

05/04/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4 day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 1/6/25

NOTARY'S SEAL

GRACYN DADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202205120054883