Karen Johnson Davidson County
Batch# 858334 DEEDWARR
05/18/2022 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $3,522.40
20220518-0057716

# WARRANTY DEED

CARSON ADAIR MOURAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS NINE HUNDRED FIFTY TWO THOUSAND AND 00/100 (952,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11TH DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: _____

(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) |
|---|---|---|
| **Keith E. Klinger and Maura A. Stevenson** (NAME) | **NEW OWNER** (NAME) | **093 06 0A 199.00** |
| **301 Demonbreun Street Nashville, TN 37201** (ADDRESS) | New Owner (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 11th day of May, 2022, the undersigned, **STEVE SAUTNER AND KIMBERLEY SAUTNER, HUSBAND AND WIFE**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **KEITH E. KLINGLER AND MAURA A. STEVENSON,** 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 **301 DEMONBREUN STREET, #1403, NASHVILLE, TN 37201** and more particularly described as follows:

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 1403 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record as Instrument No. 20080225-0018429, as amended in Instrument Nos. 20151203-0122000; 20170324-0029048 and 20181016-0102535 and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425; Attorneys Certificate recorded in Instrument Nos. 20080225-0018429 and 20080225-0018430, as amended in Instrument Nos. 20111104-0086473 and 20111215-0097929, Register's Office for Davidson County, Tennessee, to which referenced is made for a more complete description.

Being the same property conveyed to Steve Sautner and Kimberley Sautner, husband and wife, by Warranty Deed from Encore Phase I Development Company, LLC, a Tennessee limited liability company, of record in Instrument No. 20080519-0050897, in the Register's Office of Davidson County, Tennessee, dated May 16, 2008 and recorded on May 19, 2008.

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 11th day of May, 2022.

GRANTOR: Steve Sautner

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally, appeared before me, a Notary Public of the aforesaid authority, **Steve Sautner**, 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 11th day of May, 2022.

Notary Public

My Commission Expires

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

GRANTOR: Kimberley Sautner

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally, appeared before me, a Notary Public of the aforesaid authority, **Kimberley Sautner**, 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 11th day of May, 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 DOCUMENTS

I, GROVER COLLINS, 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 May 11, 2022.

Affiant Signature

05/11/22
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 11th day of May, 2022

Notary Public

Notary's Seal:

