Karen Johnson Davidson County
Batch# 859277 DEEDWARR
05/19/2022 03:47:30 PM 4 pgs
Fees: $23.00 Taxes: $2,395.75
20220519-0058349

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** MARGARET PHILPOTT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-02-2023	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $647,500.00 Affiant Subscribed and sworn to before me, this 25th day of April, 2022. Notary Public My Commission Expires: 10-02-2022

WARRANTY DEED

Address New Owner: Michael E. Miller 1510 Demonbruen Street Unit 1204 Nashville, TN 37203	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 093-09-OA-088.00-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, **SIDNEY E. WANETICK, TRUSTEE OF THE SIDNEY E. WANETICK 2014 REVOCABLE TRUST DATED AUGUST 8, 2014 AND JOANNE M. SEITZ, TRUSTEE OF THE JOANNE M. SEITZ TRUST DATED NOVEMBER 5, 2018, BOTH UNMARRIED** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MICHAEL E. MILLER, UNMARRIED** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 1204, together with the appurtenant interest in the common elements of The Rhythm at Music Row, a Horizontal Property Regime established by Master Deed, of record in Instrument No. 20070725-0088390, amended in Instrument No. 20080219-0015612, Instrument No. 20080410-0036475, Instrument No. 20080701-0068043, Instrument No. 20081201-0116444, Instrument No. 20090608-0053187 and Instrument No. 20090625-0059073, Instrument No. 20110324-0022950 and Instrument No. 20110906-0068936, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed, as amended.

Being the same property conveyed to Sidney E. Wanetick, Trustee of The Sidney E. Wanetick 2014 Revocable Trust dated August 8, 2014 and Joanne M. Seitz, Trustee of the Joanne M. Seitz Trust dated November 5, 2018, both unmarried by Warranty deed from Nuri Kodaman, a single man of record in Instrument No. 20190819-0082837 Register's Office for Davidson County, Tennessee, dated August 01, 2019 and recorded on August 19, 2019. (Value of consideration shown in aforementioned deed $520,000.00.)

This is improved property commonly known as: **1510 Demonbruen Street, Unit 1204, Nashville, TN 37203**

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, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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, Grantor has executed this instrument on this 19th day of April, 2022.

SIDNEY E. WANETICK 2014 REVOCABLE TRUST DATED AUGUST 8, 2014

Sidney E Wanetick

SIDNEY E. WANETICK , Trustee

STATE OF California)
COUNTY OF Los Angeles)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **SIDNEY E. WANETICK**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Trustee of the **SIDNEY E. WANETICK RECOVABLE TRUST DATED AUGUST 8, 2014**, and that she as such Trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust as its Trustee.

Witness my hand and seal, this 19th day of April, 2022.

LISA ARAQUE
COMM. #2383770
Notary Public - California
Los Angeles County
My Comm. Expires Dec. 16, 2025

Lisa Araque

Notary Public
My Commission Expires: 12-16-25

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8 day of April, 2022.

THE JOANNE M. SEITZ TRUST DATED NOVEMBER 5, 2018

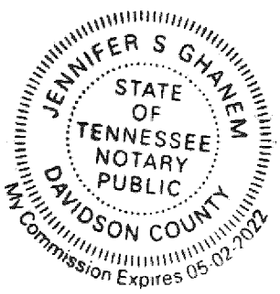
Joanne M Seitz

JOANNE M. SEITZ, Trustee

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **JOANNE M. SEITZ** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Trustee of **THE JOANNE M. SEITZ TRUST DATED NOVEMBER 5, 2018**, and that as such Trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust as its Trustee.

Witness my hand and seal, this 8th day of April, 2022.



Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **4/19/2022** (date of document).

Affiant Signature

4/19/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **19** day of **April**, 2**022**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

