Karen Johnson Davidson County
Batch# 873816 DEEDWARR
06/17/2022 02:45:35 PM 2 pgs
Fees: $13.00 Taxes: $2,682.50
20220617-0069831

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DM) Title No.: 62650
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Warren Botnick 348 Elmington Avenue Nashville, TN 37205	The Huntington National Bank ISAOA/ATIMA P.O. Box 5072 Troy, MI 48007-5072

TAX MAP PARCEL NUMBERS: 104100C02000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$725,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Julie Davidson Brooks, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Warren Botnick**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit B-20 of Elmington Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Proeprty Act, as shown on the Plan of record in Book 4660, page 60, 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 Julie Davidson Brooks by Warranty Deed from Rita M. Hill, unmarried, dated February 16, 2016 and recorded on February 24, 2016, of record in Inst. No. 20160224-0017651, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4660, page 60, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 4486, page 547, Book 4486, page 553, Book 4673, page 102, Book 4963, page 263, Book 4963, page 265, Book 5362, page 258, Book 5516, page 302, Inst. No. 20181119-0113508, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; Charter of Elmington Condominium Association, Inc., of record in Book 4790, page 680, said Register's Office; Terms and conditions contained in an agreement of record in Book 4662, page 242, said Register's Office.

This is improved property, known as 348 Elmington Avenue, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of June, 2022.

Julie Davidson Brooks

Julie Davidson Brooks

State of Tennessee

County of Davidson

On this 15th day of June, 2022, before me the undersigned authority, personally appeared Julie Davidson Brooks, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $725,000.00.

Affiant

Sworn and subscribed before me this 15th day of June, 2022.

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary