Karen Johnson Davidson County
Batch# 881620 DEEDWARR
06/30/2022 09:33:30 AM 4 pgs
Fees: $23.00 Taxes: $3,441.00
20220630-0075809

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37188-06-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $930,000.00. Affiant Subscribed and sworn to before me this 28th day of June, 2022. Notary Public My Commission Expires: 10/2/23

CLAIRE H. JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: William P. Hegmann, Trustee and Judy Lea Hegmann, Trustee 301 Demonbreun Street #814 Nashville, TN 37201	**Send Tax Bills To:** William and Judy Hegmann 2601 East Street Texarcana, Arkansas 71854	**Tax Information:** Map and Parcel No.: 093060A08800CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John H. Jolly Jr., unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William P. Hegmann and Judy Lea Hegmann, Trustees of the Hegmann Revocable Trust u/a/d August 19, 2013** ("Grantees"), their successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 301 Demonbreun Street #814, Nashville, TN 37201.

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

And Grantor covenants that he is 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 28th day of June, 2022.

John H. Jolly Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John H. Jolly Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of June, 2022.

Notary Public

My Commission Expires:

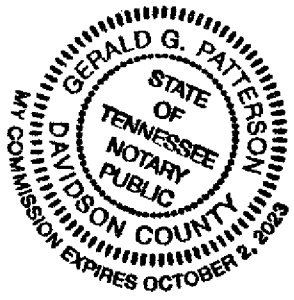


EXHIBIT "A"

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 814 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 and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to John H. Jolly, Jr. and wife Angela D. Jolly, by Warranty Deed from John Wallace and Eldon Yuille, as joint tenants with a right of survivorship, of record in Instrument No. 20170120-0006667, in the Register's Office of Davidson County, Tennessee, dated January 20, 2017 and recorded on January 20, 2017.

Being the same property conveyed to John H. Jolly, Jr., an unmarried man, by Quitclaim Deed from Angela Davis Jolly, an unmarried woman, of record in Instrument No. 20220516-0056141, in the Register's Office of Davidson County, Tennessee, dated May 13, 2022 and recorded on May 16, 2022. John H. Jolly, Jr and Angela Davis Jolly have since divorced at Case No. 18D-757 in the Fourth Circuit Court of Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2022, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 093060A08800CO.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Consolidation Plat of Encore, as recorded in 20060411-0041760.
4. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Encore, a Master Condominium of record in Instrument No. 20080225-0018425, Attorney's Certificate Recorded in Instrument No. 20080225-0018426, amendment recorded in Instrument No. 20111104-0086473 and Instrument No. 20111215-0097929; also subject to easements, rights and interests in favor of 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 building thereon.
5. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Encore, a Residential Condominium of record in Instrument No. 20080225-0018429, Attorney's Certificate Recorded in Instrument No. 20080225-0018430, amendment recorded in Instrument No. 20151203-0122000, Instrument No. 20170324-0029048 and Instrument No. 20181016-0102535; also subject to easements, rights and interests in favor of 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 building thereon.
6. Covenants, Conditions and Restrictions as set forth in Notice of Land Use Restrictions recorded in Instrument No. 20091214-0113967.
7. Easement recorded in Instrument No. 20120906-0080965.
8. Stormwater Quality Agreement as set forth in instrument recorded in Instrument No. 20060406-0039472.
9. Rutledge Hill Redevelopment Plan, as set out in the following ordinances of the Metropolitan Council: 86-1131 as amended by Ordinance Nos. 87-1695, 91-1520, 97-754, 97-755, and BL 2005-875 (also recorded as Instrument No. 20060504-0051825, Register's Office for Davidson County, Tennessee).

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 6/28/22

GEORGE E. MUDTER, JR.
Dated 6/28/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 6/28/22

Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

