Karen Johnson Davidson County
Batch# 884258 DEEDWARR
07/05/2022 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20220705-0077502

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $399,900.00

Affiant

Subscribed and sworn to before me, this 5th day of July, 2022.

Notary Public
My commission expires:
03/01/2025

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jonathan Lynn D Allen	**JP Morgan Chase Bank, NA**	**104020S00200CO**
116 31st Ave N Apt 102	**300 South Grand Ave**	
Nashville, TN 37203	**Los Angeles, CA 90071**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Deborah Butler, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jonathan Lynn D Allen, a single person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 102, together with Parking Space No. 18, of the Hedrick Place Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Hedrick Place Condominiums, as recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 200002030011406, including without limitation the By-Laws appended thereto, as Exhibit "C", said Register's Office, together with undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Hedrick Place Condominiums, as shown on Exhibit Map to the Master Deed as recorded in said Register's Office, as Instrument No. 200002030011406, for a more complete identification and description of such unit and parking space.

Being the same property conveyed to Deborah Butler, an unmarried person, by Warranty Deed from Lauren L Gingles, an unmarried person, dated September 30, 2013, of record in Instrument No. 20131002-0103307, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 116 31st Ave N Apt 102, Nashville, TN 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Deborah Butler Date: 7/1/22
Deborah Butler

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Deborah Butler, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of July, 2022, _____.

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

NOTARY PUBLIC

My Commission Expires: 7/7/25

Certificate of Authenticity

I, Mark Bloedorn, 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 7/1/22.

Date

Affiant Signature

7/1/22

Date

State of TN
County of Davidson

Sworn to and subscribed before me this 1 day of July, 2022.

Notary's Signature

My Commission Expires: 10/2/2023

Notary's Seal (if on paper)

MICHELLE CRAWFORD
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
MY COMM EXPIRES OCTOBER 2, 2023