Karen Johnson Davidson County
Batch# 889140 DEEDWARR
07/14/2022 11:05:30 AM 3 pgs
Fees: $18.00 Taxes: $4,255.00
20220714-0080983

THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Bradley A. Madix and Pamela A. Madix, Co-Trustees of The Madix Family Living Trust, dated February 25, 1994 1716 North Main Street, #415 Walnut Creek, CA 94596	Owner	104-02-3M-302.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Cherris Armour**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Bradley A. Madix and Pamela A. Madix, Co-Trustees of The Madix Family Living Trust, dated February 25, 1994**, hereinafter called the Grantee, Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 302 of The Novello Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Novello Condominium of record in Instrument Number 20151116-0116232, as amended in Instrument No. 20161220-0133623, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on Exhibit B to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit D to said Master Deed.

Being the same property conveyed to Cherris Armour by warranty deed from Camellia Asgarian, a single woman, of record in Instrument Number 20210520-0068937, dated May 14, 2021 and recorded on May 20, 2021, Register's Office for Davidson County, Tennessee.

This property commonly known as 204 Acklen Park Drive, # 302, Nashville, TN 37203
Note that a street address is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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.

Witness my hand, this 12 **day of July, 2022**:

Cherris Armour

STATE OF Florida

COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Cherris Armour,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12 day of July, 2022:

My Commission Expires: 3/29/26 Notary Public Alberto Romero

ALBERTO E ROMERO
Notary Public - State of Florida
Commission # HH 223307
My Comm. Expires Mar 29, 2026
Bonded through National Notary Assn.

STATE OF TN

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$1,150,000.00**:

Affiant

JULIE BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 13th DAY OF July, 2022:

Notary Public

My Commission Expires: 9-2-2024

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 07/14/2022 ____ (date of document).

Affiant Signature

07/14/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 14 day of July, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025