This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-18074-TC

Karen Johnson Davidson County
Batch# 890682 DEEDWARR
07/19/2022 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $2,460.50
20220719-0082314

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $665,000.00.

Charlene Lynn Rotondo
Affiant

Subscribed and sworn to before me, this the 18th day of July, 2022.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-6-2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Charlene Lynn Rotondo, Trustee of The Charlene Lynn Rotondo Trust 316 16th Avenue Indian Rocks Beach, FL 33785	New Owner	093 06 0A 254.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Todd M. Scheriger, Sr. and Justine M. Scheriger, Trustees of The Todd M. Scheriger, Sr., and Justine M. Scheriger Tennessee Community Property Trust, dated September 11, 2018**, hereinafter called the Grantors have bargained and sold, and by these presents do transfer and convey unto **Charlene Lynn Rotondo, Trustee of The Charlene Lynn Rotondo Trust, dated December 5, 2017**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 1618 as specified on the Plat shown in the Master Deed, on the Plan of Encore, a Residential Condominium, 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 Encore, a Residential Condominium, of record in Instrument No. 20080225-0018429, amended in Instrument No. 20151203-0122000 and Instrument No. 20170324-0029048, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the 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 Encore, a Residential Condominium, for placement of Units, as shown on Exhibit "C" to the Residential Master Deed of record under Instrument No. 20080225-0018429, said Register's Office; Master Deed for Encore, a Master Condominium of record in Instrument No. 20080225-0018425, amended in Instrument No. 2011104-0086473 and Instrument No. 20111215-0018424 said Register's Office.

Being the same property conveyed to the Trustee of The Todd M. Scheriger, Sr., and Justine M. Scheriger Tennessee Community Property Trust by Quitclaim Deed from Todd M. Sheriger, Sr. and Justine M. Scheriger, husband and wife, of record in Instrument No. 20180917-0091777, Register's Office of Davidson County, Tennessee, dated September 11, 2018 and recorded on September 17, 2018.

Also being the same property conveyed to Todd M. Scheriger and Justine M. Scheriger, husband and wife, by Warranty Deed from 1014138 Alberta, Inc., of record in Instrument No. 20170901-0089896, Register's Office of Davidson County, Tennessee, dated August 31, 2017 and recorded on September 1, 2017.

This is improved property located at: **301 Demonbreun Street, Unit 1618, Nashville, TN 37201.**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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 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 is 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. Whenever used, the singular number 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 18th day of July, 2022.

GRANTOR:

The Todd M. Scheriger, Sr., and Justine M. Scheriger Tennessee Community Property Trust, dated September 11, 2018

By: _____
Todd M. Scheriger, Sr., Trustee

By: _____
Justine M. Scheriger, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Todd M. Scheriger, Sr. and Justine M. Scheriger, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the Trustees of The Todd M. Scheriger, Sr., and Justine M. Scheriger Tennessee Community Property Trust, dated September 11, 2018, the make, and is authorized by the maker to executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of July, 2022.

SPENCER J. LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
Notary Public
My Commission expires: 11/6/24

202207190082314

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 July 18, 2022.

Affiant Signature

Date: 7/18/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this July 18, 2022.

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM