THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P22-4976-WE

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

HOLLY DEES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER. FOR THIS TRANSFER IS $ 405,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JULY, 2022.

MY COMMISSION EXPIRE

(AFFIX SEA

Karen Johnson Davidson County
Batch# 893050 DEEDWARR
07/25/2022 09:48:08 AM 2 pgs
Fees: $13.00 Taxes: $1,498.50

20220725-0084506

WARRANTY DEE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda Buppert	New Owner	
PO Box 150773		091-15-0A-001.00
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I,, **Lucille G. Owen, a single person**

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

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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 100, together with the Garage B. and the Appurtenant Interest in the Common Elements of Park Avenue Condominium, a Horizontal Property Regime Establishing by Master Deed of record in Instrument Number 20010307-0021702, as amended in Instrument No. 20010404-0032731, and further amended in Instrument No. 20020808-0095964 and Instrument No. 20030205-0015857, Register's office for Davidson County, Tennessee. The Premises Herein Described is a Condominium Apartment Established Pursuant to all the Provisions of the Tennessee "Horizontal Property Act" as the Same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and Requirements thereof, and is subject to the By-Laws for the Administration thereof of record in instrument number 20010307021703, said register's office

Being the same property conveyed to Lucille G. Owen by Warranty deed from Roger D. Yates, unmarried of record in Instrument No. 20090409-0032560 Register's Office for Davidson County, Tennessee, dated April 02, 2009 and recorded on April 09, 2009.

Reference is hereby made to the power-of-attorney executed by Lucille G. Owen, recorded as Instrument 20220719-0082842, said Register's Office, recorded along with the "Affidavit in Support of Power of Attorney", recorded as Instrument 20220719-0082843, which provides the information required in the the power-of-attorney with respect to the disability of the Grantor and also documents the resognation of the primary attorney-in-fact.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **5000 Park Ave Unit 100, Nashville, TN 37209**

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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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.

Witness our hands this the 21 day of July, 2022.

Lucille G. Owen by Timothy Johnson Douglas, Attorney-in-Fact

Lucille G. Owen by Timothy Johnson Douglas, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Timothy Johnson Douglas** 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 on behalf of **Lucille G. Owen**, as her Attorney in Fact, as the free act and deed of the within named **Lucille G. Owen**.

Witness my hand and official seal this the 21 th day of July, 2022.

My Commission expires 1-2-24

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE