Karen Johnson Davidson County
Batch# 896395 DEEDWARR
08/01/2022 08:35:30 AM 3 pgs
Fees: $18.00 Taxes: $6,031.00
20220801-0086855

37179

STATE OF ~~TENNESSEE~~ NH MA
COUNTY OF ~~DAVIDSON~~ NH Middlesex

The actual consideration or value, whichever is greater, for this transfer is $1,630,000.00.

Gregory F Michaud
Affiant

Subscribed and sworn to before me, this 28 day of July, 2022.

Nadine K Muhammad
Notary Public

My commission expires: 12/23/2027

NADINE K. MUHAMMAD
Notary Public
Massachusetts
My Commission Expires
Dec 23, 2027

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Carolyn Sue Wenzel	New Owner	104-16-0J-004.00-CO
1701 Blair Blvd #2		
Nashville, TN 37212		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Gregory F. Michaud, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Carolyn Sue Wenzel, a single woman

(hereinafter called the "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Unit 4 of The Jenkins, a Planned Unit Development, as shown on Exhibit "D" in the Declaration of Covenants, Conditions and Restrictions for The Jenkins, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotate Section 66-27-103(b) of record in Instrument Number 20160422-0039512, Register's Office for Davidson County Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the unit, property, co-owners and tenants of The Jenkins, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "D" to said Declaration appearing in Instrument Number 20160422-0039512 and Bylaws appended hereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Gregory F. Michaud, married by Warranty deed from Blair & Belmont, LLC, a Tennessee limited liability company of record as Instrument No. 20170802-0078696, Register's Office for Davidson County, Tennessee, and Deed of Correction of record as Instrument No. 20170906-0091375, said Register's Office.

The subject property is not the primary or marital residence of the Grantor or Grantor's spouse.

This is improved property known as **1701 Blair Blvd #2, Nashville, TN 37212.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 28th day of July, 2022.

Gregory F. Michaud

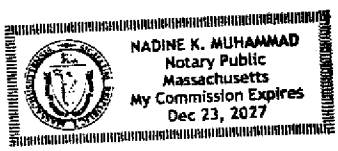
STATE OF MA

COUNTY OF Middlesex

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Gregory F. Michaud, the bargainor(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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 28 day of July, 2022.

Notary Public
My Commission Expires: 12/23/2027



LTC File No. 22-000675-528

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 7/28/22

GEORGE E. MUDTER, JR.
Dated 7/28/22

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 7/28/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

