BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 897334 DEEDWARR
08/02/2022 10:33:54 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20220802-0087836

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF August 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Annette Fletcher Carter	New Owner	
(NAME)	(NAME)	
4225 Stone Hall Blvd.		131 02 0A 021.00
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, WE, **EK REAL ESTATE SERVICES OF NY, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANNETTE FLETCHER CARTER AND DAVID LAMAR CARTER, WIFE AND HUSBAND,** 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:

Being Unit No. E-2, on the Plan of Hobbs House Condominiums Apartments horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4595, Page 74, amended in Book 5200, Page 54, Registers Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to EK Real Estate Services of NY, LLC, by Warranty Deed from Candy G. Spragge, unmarried, of record in Instrument no. 20191101-0112734, in the Register's Office of Davidson County, Tennessee, dated October 16, 2019 and recorded on November 01, 2019.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

unimproved
This is improved x property, known as 2116 Hobbs Rd., Unit E2, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 21st day of July, 2022

EK REAL ESTATE SERVICES OF NY, LLC

BY: _____

EDWARD J. SAVIDGE, AUTHORIZED AGENT

STATE OF New York
COUNTY OF Nassau

Before me, the undersigned notary public of Queens County, New York, personally appeared EDWARD J. SAVIDGE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Agent of EK Real Estate Services of NY, LLC the within named bargainor, a limited liability company and that he as such Authorized Agent, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Authorized Agent.

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

Commission expires: 9/7/2025

_____
Notary Public

ELIZABETH QUAGLIARIELLO
Notary Public, State of New York
Registration No. 01QU6421656
Qualified in Queens County
Commission Expires Sep. 7, 2025