THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37228-07-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $280,000.00. Affiant Subscribed and sworn to before me this 1st day of August, 2022. Notary Public My Commission Expires:

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Adam J. Rothberg 2000 Glen Echo Road, Suite 208 Nashville, TN 37215	New Owner	Map and Parcel No.: 143010C00400CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Daniel Shelton, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Adam J. Rothberg, married** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6952 Highway 70 S, #104, Nashville, TN 37221.

Judith Shelton joins in the execution of this instrument in order to convey any marital interest that she holds in the subject property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 898078 DEEDWARR
08/03/2022 11:16:29 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00

20220803-0088460

IN WITNESS WHEREOF, Grantors have executed this instrument on the 1st day of August, 2022.

Daniel Shelton

Judith Shelton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Daniel Shelton, 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 for the purposes therein contained.

Witness my hand, at office, this 1st day of August, 2022.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Judith Shelton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of August, 2022.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 104 on the Plan of First Revision, Horizontal Property Regime, Common Element Plat, West Port Landing Condominiums, as of record in Instrument No. 20040310-0027295, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of the West Port Landing Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20031031-0160421 and amendment of Master Deed of record in Instrument No. 20041201-0143197.

Being the same property conveyed to Daniel Shelton, an unmarried man, by deed dated May 9, 2017 from Carlos B. Jasso and wife, Lisa Kelley, of record in Instrument No. 20170512-0047192, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2022, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 143010C00400CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for West Port Landing Condominiums, of record in Instrument No. 20031031-0160421, amended in Instrument No. 20041201-0143197, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Instrument No. 20040310-0027295, Register's Office for Davidson County, Tennessee.
5. Declaration of Public Utilities Easement of record in Book 6431, page 395 and Book 6532, page 900, Register's Office for Davidson County, Tennessee.