Karen Johnson Davidson County
Batch# 901785 DEEDWARR
08/10/2022 02:46:30 PM 4 pgs
Fees: $23.00 Taxes: $2,405.00
20220810-0091066

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. 37283-08-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $650,000.00. Affiant Subscribed and sworn to before me this 10th day of August, 2022. Notary Public My Commission Expires: 11/6/2024

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

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
John Stephen Durning Heidi Anne Kelson 301 Demonbreun Street #1204 Nashville, TN 37201	Gardner Financial Services LTD 3503 Paesanos Parkway San Antonio, TX 78231	Map and Parcel No.: 093060A15900CO

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, **Michael Elliott Smith, Trustee, and Dana L. R. Smith, Trustee, The Trustees of The Michael Elliott Smith and Dana L. R. Smith Family Trust dated June 12, 1998** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Stephen Durning and Heidi Anne Kelson, husband and wife** ("Grantees"), its successors, 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 301 Demonbreun Street #1204, Nashville, TN 37201.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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 successors and assigns to warrant and forever defend the title to said real estate to Grantees, their 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.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 10th day of August, 2022.

TRUSTEE

Michael Elliott Smith, Trustee of the Michael Elliott Smith and Dana L. R. Smith Family Trust dated June 12, 1998

Dana L. R. Smith, Trustee

Dana L. R. Smith, Trustee of the Michael Elliott Smith and Dana L. R. Smith Family Trust dated June 12, 1998

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael Elliott Smith and Dana L. R. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the The Trustees of The Michael Elliott Smith and Dana L. R. Smith Family Trust dated June 12, 1998, and as such Trustees executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th 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"

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 1204 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record as Instrument No. 20080225-0018429 and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425, amended in Instrument No. 20111104-0086473, Instrument No. 20151203-0122000, Instrument No. 20170324-0029048 and in Instrument No. 20181016-0102535, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Charles Scott and Bernadette Scott, husband and wife, by Warranty Deed from Deborah W. Thompson, Trustee of the Deborah W. Thompson Revocable Living Trust Agreement, of record in Instrument No. 20190102-0000140, in the Register's Office for Davidson County, Tennessee, dated December 31, 2018 and recorded on January 2, 2019

Being the same property conveyed to Michael Elliott Smith, Trustee, and Dana L. R. Smith, Trustee, The Trustees of The Michael Elliott Smith and Dana L. R. Smith Family Trust Dated June 12, 1998, by Warranty Deed from Charles Scott and wife, Bernadette Scott, of record in Instrument No. 20201123-0137277, in the Register's Office for Davidson County, Tennessee, dated November 20, 2020 and recorded on November 23, 2020.
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 Grantees. Map and Parcel No. 093060A15900CO.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on Consolidation Plat of Encore, as recorded in Instrument No. 20060411-0041760.
4. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Encore, a Master Condominium Condominium of record in Instrument No. 20080225-0018425, as amended by instrument(s) of record in Instrument No. 20111104-0086473; Instrument No. 20111215-0097929 and Attorney's Certificate in Instrument No. 20080225-0018426; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
5. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Encore, a Residential Condominium Condominium of record in Instrument No. 20080225-0018429, as amended by instrument(s) of record in Instrument No. 20151203-0122000; Instrument No. 20170324-0029048; Instrument No. 20181016-0102535 and Mortgagee, Consent and Approval in Instrument No. 20080225-0018431 and Attorney's Certificate in Instrument No. 20080225-0018430; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
6. Covenants, Conditions and Restrictions as set forth in Notice of Land Use Restrictions recorded in Instrument No. 20091214-0113967.
7. Easement recorded in Instrument No. 20120906-0080965.
8. Stormwater Quality Agreement as set forth in instrument recorded in Instrument No. 20060406-0039472.
9. Ordinance recorded in Book 10512, Page 464; Book 10512, Page 477; Instrument No. 20060504-0051825; Instrument No. 20130903-0092714 and Instrument No. 20130903-0092716.

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 August 10, 2022.

Tori Cole

Affiant Signature

Date: 8/10/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this August 10, 2022.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

