36115-8 Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 904079 DEEDWARR
08/16/2022 11:20:31 AM 2 pgs
Fees: $13.00 Taxes: $1,498.50

20220816-0092728

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/23/2023

(AFFIX SEAL)

JENNIFER WEST NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
M. M. DeCuyper, unmarried	M. M. DeCuyper, unmarried	Parcel ID: 104090G04600CO
(NAME) 3710 Westbrook Avenue	(NAME) 3710 Westbrook Avenue	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **James E. Makowiec and Ann A. Makowiec, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **M. M. DeCuyper, unmarried**, 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 a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 46 as specified on the Plat shown in the Master Deed, on the Plan of West End Place Condominiums (formerly known as Park Circle Condominiums), a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for West End Place Condominiums (formerly known as Park Circle Condominiums), of record in Book 6809, Page 569 amended in Book 9992, Page 744, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto in Book 6809, Page 624, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of West End Place Condominiums (formerly known as Park Circle Condominiums), for placement of Units, as shown on Exhibit "B" to the Master Deed of record in Book 6809, Page 569, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to James E. Makowiec and Ann A. Makowiec, husband and wife, by Deed dated April 30, 2014 from William A. Wolf and Caryn S. Wolf, husband and wife, of record in Instrument No. 20140505-0038103, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record as set out on Exhibit "B" to the Master Deed of record in Book 6809, Page 569, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) The Premises herein insured 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; also subject to easements, rights and interest 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; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of West End Place Condominiums (formerly known as Park Circle Condominiums) of record in Book 6809, Page 569 amended in Book 9992, Page 744 and By-Laws appended thereto in Book 6809, Page 624, Register's Office for Davidson County, Tennessee. 3) Charter of Park Circle Condominiums Association, Inc., (now known as West End Place Condominiums) of record in Book 6820, Page 916, Register's Office for Davidson County, Tennessee. 4) Rules and Regulations for West End Place Condominiums (formerly known as Park Circle Condominiums) of record in Book 8834, Page 727, Register's

Office for Davidson County, Tennessee. 5) West End Place Condominiums Leasing Rules of record in Instrument No. 20140423-0034301, Register's Office for Davidson County, Tennessee. 6) Permanent Easement for electrical power transmission lines and sanitary sewer of record in Book 4879, Page 460, Register's Office for Davidson County, Tennessee. 7) Taxes for the current year prorated and assumed by the Grantee.

unimproved ☐
This is improved ☒ property, known as 147 W End Place, Nashville, TN 37205

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 our hands this 10th day of August, 2022

James E. Makowiec

Ann A. Makowiec

STATE OF New York

COUNTY OF Onondaga

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State James E. Makowiec and Ann A. Makowiec, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of August, 2022.

Notary Public

My Commission Expires:

BRIAN J. LAURI
Notary Public, State of New York
Qualified in Onondaga County No. 02LA6037045
Commission Expires February 14, 2026

(SEAL)