Karen Johnson Davidson County
Batch# 904129 DEEDWARR
08/16/2022 12:17:37 PM 3 pgs
Fees: $18.00 Taxes: $789.95
20220816-0092800

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $213,500

Affiant Signature

Subscribed and sworn to before me on this the 12th day August, 2022.

Notary Public
My Commission expires: 9-8-2025

STEPHANIE WOODALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

NAME AND ADDRESS OF PROPERTY OWNER:
Merrili P. O'Neal
2197 Nolensville Pike #109,
Nashville, TN 37211

SEND TAX BILLS TO:
Merrili P. O'Neal
2197 Nolensville Pike #109,
Nashville, TN 37211

MAP AND PARCEL NUMBER: Tax ID #: 105160B10900CO

WARRANTY DEED
22NT01205

Effective the 12th Day of August 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

David W. Stepansky and Debra S. Stepansky, husband and wife

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Merrili P. O'Neal, a single woman

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 109, Building No. BI, as specified on the Plat shown in the Declaration of Covenants, Conditions and Restrictions, on the Plan of Park at Melrose Heights, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Park at Melrose Heights, a Condominium Development, of record under Instrument No. 20140903-0080570, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants, Conditions and Restrictions. Reference is hereby made to the plan of Park at Melrose Heights, a Condominium Development, for placement of Units, as shown on Exhibit "D" to the Declarations of record under Instrument No. 20140903-0080570, said Register's Office, for a more complete identification and description of such Unit.

THE conveyance of the above described parcel of land is subject to the following:
(1) All matters shown on the Plan as set out on Exhibit "D" to the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20140903-0080570, said Register's Office;
(2) Declaration of Covenants, Conditions and Restrictions of Park at Melrose Heights, a Condominium Development, of record in Instrument No. 20140903-0080570 and By-Laws appended thereto, Register's Office for Davidson County, Tennessee;
(3) Charter of Park at Melrose Heights Condominium Association, Inc., of record in Instrument No. 20140820-0075537, Register's Office for Davidson County, Tennessee;

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-P-22-2194-109

(4) Grant of Utility Line Easement to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board, as of record in Instrument No. 20131219-0128193, Register's Office for Davidson County, Tennessee;
(5) Matters shown on Plan of record in Book 332, Page 90, Register's Office for Davidson County, Tennessee;
(6) Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 4251, Page 953, Register's Office for Davidson County, Tennessee;
(7) Easements retained by Metro Government pursuant to an alley closure, of record as Bill No. 087-22 in the Metro Clerk's office, closing Alley No. 1833 East of Canady Avenue;
(8) Application to Combine Parcels, of record in Instrument No. 20080508-0047907, Register's Office for Davidson County, Tennessee;
(9) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenance, of record in Instrument No. 20081103-0108990, said Register's Office;
(10) Inspection and Maintenance Agreement for Private Stormwater Management Facilities, of record in Instrument No. 20081103-0108951, Register's Office for Davidson County, Tennessee;
(11) All matters set forth in the Declaration Establishing 440 Business Center Land Condominium, of record in Instrument No. 20111209-0096389, as amended by Instrument No. 20130904-0093227, Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars as if copies verbatim;
(12) All matters shown on the plan as Exhibit "D" of the Declaration of record in Instrument No. 20111209-0096389, as amended by Instrument No. 20130904-0093227, Register's Office for Davidson County, Tennessee;
(13) Rights of others in and to the common areas/elements; and,
(14) Taxes for the current year which have been prorated between the parties and assumed by the Grantees herein and subsequent years, not yet due and payable.

Being the same property as conveyed to David W. Stepansky and Debra S. Stepansky, husband and wife by Warranty Deed from Park at Melrose Heights, LLC, a Tennessee limited liability company dated 01/19/2015 recorded 01/21/2015 in Book NA, Page NA, as Document Number 20150121-0005733, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 2197 Nolensville Pike Apt 109, Nashville, TN 37211-2097

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 10 day of August, 2022.

David W. Stepansky

State of PA
County of Chester

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, **David W. Stepansky**, the within named bargainers, 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 at office, this 10 day of August, 2022.

Notary Public
My Commission expires: 06/04/23

Commonwealth of Pennsylvania - Notary Seal
ANTWAN MCKOY-HARRIS - Notary Public
Monroe County
My Commission Expires June 4, 2023
Commission Number 1352485

Debra S. Stepansky aka Debra Schwartz-Stepansky

State of PA
County of Chester

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, **Debra S. Stepansky aka Debra Schwartz-Stepansky**, the within named bargainers, 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 at office, this 10 day of August, 2022.

Notary Public
My Commission expires: 06/04/23

Commonwealth of Pennsylvania - Notary Seal
ANTWAN MCKOY-HARRIS - Notary Public
Monroe County
My Commission Expires June 4, 2023
Commission Number 1352485