**PREPARED BY:** **RETURNED TO:**
**BANKERS TITLE & ESCROW CORP**
**5107 MARYLAND WAY, SUITE 115**
**BRENTWOOD, TN 37027**

Karen Johnson Davidson County
Batch# 911226 DEEDWARR
09/01/2022 09:22:27 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20220901-0098517

**This instrument prepared by:**
**Brian Lavoy Payne, Attorney at Law, PLLC**
**3200 West End Avenue, Suite 500**
**Nashville, TN 37203**
**TN BPR # 11639**
**P 615.414.1368 F 615.915.4964**

STATE OF TENNESSEE
COUNTY OF Williamson
**The actual consideration or value, whichever is greater, for this transfer is $600,000.00.**

Jack P. Herd
**Affiant**

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**Subscribed and sworn to before me, this 31 day of AUGUST, 2022.**

**Notary Public**
**My commission expires:** 9/2/24

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| Jack P. Herd<br>110 31st Avenue North, Unit 603<br>Nashville, TN 37203 | New Owner | 104 02 4C 041.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mary C. Triana and David A. Hill, wife and husband,** hereinafter referred to as GRANTORS, have bargained and sold, and do hereby transfer and convey **to Jack P. Herd, unmarried,** hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, Being Unit 603, together with the appurtenant interest in the common elements of The West End, a Condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20080401-0032619, Register's Office for Davidson County Tennessee, as amended by First Amendment to Master Deed. Establishing The West End of record as Instrument No. 20080408-0035628, Register's Office for Davidson County Tennessee, as further amended by Second Amendment to Master Deed Establishing The West End as Instrument No. 20090512-0043586, Register's Office for Davidson County Tennessee, and as further amended by Amendment to Second Amendment to Master Deed Establishing The West End as Instrument No. 20090921-0087974, Register's Office for Davidson County Tennessee, said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed.

Together with Parking Space Numbers 118 and Storage Space Number P1-3, which are assigned as Limited Common Elements appurtenant to Unit 603 of The West End, a Condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20080401-0032619, Register's Office for Davidson County Tennessee, as amended by First Amendment to Master Deed Establishing The West End of record as Instrument No. 20080408-0035628, Register's Office for Davidson County Tennessee, as further amended by Second Amendment to Master Deed Establishing The West End as Instrument No. 20090512-0043586, Register's Office for Davidson County Tennessee, said Unit depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Mary C. Triana and David A. Hill, wife and husband, by Warranty Deed from J. Thomas Malatesta and wife, Beverly Malatesta, of record in Instrument No. 20200406-0036386, in the Register's Office of Davidson County, Tennessee, dated March 30, 2020 and recorded on April 06, 2020.

This property is improved property known as 110 31st Avenue North, Unit 603, Nashville, TN 37203.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind themselves, their heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 26th day of AUGUST, 2022.

Mary C. Triana

MARY C. TRIANA

DAVID A. HILL

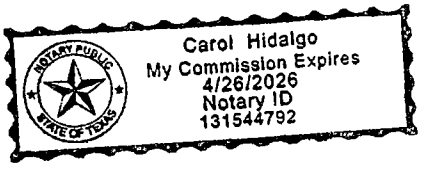
Acknowledgment

STATE OF TEXAS
COUNTY OF BEXAR

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARY C. TRIANA and DAVID A. HILL**, the herein bargainor, 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 and seal this 26 day of AUGUST, 2022.

Notary Public
Commission expiration date: 04/26/2022




(SEAL)