Karen Johnson Davidson County
Batch# 918295 DEEDWARR
09/19/2022 11:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20220919-0104020

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-22-4089

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of September, 2022

Notary Public

Commission Expires: 7/15/2026

KIM KERN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kenneth David Markowitz and Fonda Beth Markowitz 807 18th Avenue South 304 Nashville, TN 37203	New Owner	092-16-0C-304.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Matthew Lankenau and Maria Lankenau, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kenneth David Markowitz and Fonda Beth Markowitz, husband and wife

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:

Land in Davidson County. Tennessee being Unit No. 304 and Parking Space No. 32 together with the appurtenant interest in the common elements of 807 Eighteenth Avenue, a horizontal property regime established by Master Deed of record in Instrument No. 20041214-0148798, amended in Instrument No. 20041216-0149823, instrument No. 20050504-0050222 re-recorded in Instrument No. 20060109-0003220 amended in Instrument No. 200511213-0142076. Instrument No. 20070509-0055940 and Instrument No. 20080314-0026174 Registers Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "E" to the aforementioned Master Deed.

BEING the same property conveyed by Warranty Deed from Tri Nashville Holdings, LLC, a Florida Limited Liability Company to Matthew James Lankenau and Maria Lankenau, husband and wife, recorded February 21, 2020, as Instrument No. 20200221-0019136 in Davidson County, Tennessee Register of Deeds.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 807 18th Avenue South, 304, Nashville, TN 37203

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 so 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.

Dated this the 15 day of September, 2022.

Matthew Lankenau

Maria Lankenau

STATE OF Texas
COUNTY OF Travis

On this 15 day of September, 2022, before me personally appeared Matthew Lankenau and Maria Lankenau, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15 day of September, 2022.

Notary Signature
My commission expires:

CYNTHIA R BAKER
Notary ID #126638959
My Commission Expires
June 26, 2023

Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or 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 9/15/22.

Affiant Signature

9/19/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/19/22.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON