Karen Johnson Davidson County
Batch# 919015 DEEDWARR
09/20/2022 11:05:30 AM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20220920-0104486

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DW) Title No.: 62796
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Benjamin J. Pickman 1900 12th Avenue South #309 Nashville, TN 37203	New Owner

TAX MAP PARCEL NUMBERS: 105091H03200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$300,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Eggerss Properties, LLC-Condo Series, a Texas limited liability company,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Benjamin J. Pickman, unmarried man,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 309 of The Chelsea Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "C" to the Master Deed of record in Instrument No. 20181119-0113627 amended in Instrument No. 20181128-0116220 and Instrument No. 20190226-0017434, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Karl Joseph Eggerss and wife, Amy Leigh Eggerss, husband and wife by Special Warranty Deed from Mainland Belmont, LLC, a Tennessee limited liability company, dated September 23, 2020 and recorded on September 30, 2020 of record in Instrument No. 20200930-0112726, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated October 28, 2020, recorded October 30, 2020, of record in Instrument No. 20201030-0127051, said Register's Office, subject property was conveyed to Eggerss Properties, LLC-Condo Series, a Texas limited liability company.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan of record shown on Exhibit "C" to the Master Deed of record in Instrument No. 20181119-0113627 amended in Instrument No. 20181128-0116220 and Instrument No. 20190226-0017434, said Register's Office, shows an owner's certificate, minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Instrument No. 20181119-0113627 amended in Instrument No. 20181128-0116220 and Instrument No. 20190226-0017434, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters. Charter of the Chelsea Condominium Association Inc. of record in

Instrument No. 20180019-0113921 and Instrument No. 20181121-0114809, said Register's Office. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20150723-0072512, said Register's Office. Agreement for public street right of way and pedestrian access easement of record in Instrument No. 20151216-0126629, said Register's Office. Easement to Comcast of Nashville I, of record in Instrument No. 20180207-0012292, said Register's Office.

This is improved property, known as 1900 12th Avenue South, # 309, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 9 day of SEP, 2022.

Eggerss Properties, LLC-Condo Series, a Texas limited liablity company

By: _____
Karl J. Eggerss, Member

By: Amy L. Eggerss
Amy L. Eggerss, Member

State of Texas

County of

Before me, the undersigned, personally appeared, Karl J. Eggerss, Member, and Amy L. Eggerss, Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Members** (or other officer authorized to execute this instrument) of **Eggerss Properties, LLC-Condo Series, a Texas limited liability company**, the within named bargainor, a limited liability company, and the execution of the foregoing instrument as such Members for the purposes therein contained, by signing in the name of the company as such Members.

Witness my hand and official seal, at office in Kendall County Texas this the 13 day of SEP, 2022.

Britni June Mose
Notary

My Commission Expires: 11-20-2024

BRITNI JUNE MOSE
Notary Public, State of Texas
Comm. Expires 11-20-2024
Notary ID 132794

Deed Warranty Corp Nashville BP WI - 12/92

State of Tennessee

County of

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $300,000.00.

Affiant

Sworn and subscribed before me this 14th day of September, 2022.

Notary

My Commission Expires: 6/23/25

LINZIE HAHN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Deed Warranty Corp Nashville BP WI1 - 12/92

Certificate of Authenticity

I, Katie Smith, 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

9/14/22.
Date

KS
Affiant Signature

9/14/22
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 14th day of September, 2022.

Notary's Signature

My Commission Expires: 6/23/25
Date

Notary's Seal (if on paper)

