This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-18921-TC

Karen Johnson Davidson County
Batch# 919962 DEEDWARR
09/21/2022 02:35:30 PM 4 pgs
Fees: $23.00 Taxes: $3,663.00
20220921-0105061

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $990,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of September, 2022.

SPENCER LAMBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11/6/24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Karissa Bell and William Ellis Bell, Jr. 122-3 Bishop-Tolbert Road Santa Rosa, FL 32459	New Owner	093 06 0A 072.00

WARRANTY DEED

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 consideration, the receipt of which is hereby acknowledged, I, **Patricia Zenobi, Trustee of The Patricia Zenobi Trust dated June 30, 2017,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Karissa Bell and William Ellis Bell, Jr., wife and husband**, 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 714 of Encore, a Residential Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Encore, a Residential Condominium of record in Instrument Number 20080225-0018429 as amended at Instrument Nos. 20151203-0122000, 20170324-0029048 and 20181016-0102535 and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425, as amended in Instrument Nos. 20111104-0086473 and 20111215-0097929, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 buildings thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed. Parking spaces #14 and #16 are included with the conveyance.

Being the same property conveyed to Patricia Zenobi, Trustee of The Patricia Zenobi Trust dated June 30, 2017, by Warranty Deed from Patricia Zenobi, an unmarried woman, of record in Instrument No. 20171017-0106317, in the Register's Office of Davidson County, Tennessee, dated September 05, 2017 and recorded on October 17, 2017.

Being the same property conveyed to Patricia Zenobi, an unmarried woman, by Warranty Deed from Eugene Ervine Woolsey, an unmarried man, of record in Instrument No. 20130402-0032035, in the Register's Office of Davidson County, Tennessee, dated April 01, 2013 and recorded on April 02, 2013.

This is improved property located at: **301 Demonbreun Street, #714, Nashville, TN 37201**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of September, 2022.

GRANTOR:

The Patricia Zenobi Trust dated June 30, 2017

By: Patricia Zenobi, Trustee
Patricia Zenobi, Trustee

STATE OF _____ see attached Rm
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Patricia Zenobi, Trustee of The Patricia Zenobi Trust dated June 30, 2017, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Trustee of The Patricia Zenobi Trust dated June 30, 2017, and that as such Trustee, she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of September, 2022.

_____
Notary Public
My Commission expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

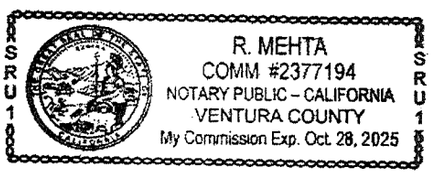
State of California
County of Los Angeles)

On September 20, 2022 before me, R Mehta, Notary Public
(insert name and title of the officer)

personally appeared Patricia Zenobi,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature R Mehta (Seal)

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 September 21, 2022

Affiant Signature

Date: 9/21/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this September 21, 2022

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

