This Instrument Prepared By:
PARAMOUNT MURFREESBORO TITLE & ESCROW, LLC
303 North Walnut Street
Murfreesboro, Tennessee 37130

ADDRESS NEW OWNER:
Brian Voecks
6321 Torrington Rd.
Nashville, TN 37205

SEND TAX BILL TO:
MORTGAGEE

MAP/PAR: **116030B17700CO**

MORTGAGEE:
Ascend Federal Credit Union
520 Airpark Drive
Tullahoma, TN 37388

Karen Johnson Davidson County
Batch# 932997 DEEDWARR
10/24/2022 10:31:47 AM 2 pgs
Fees: $13.00 Taxes: $1,465.20
20221024-0115214

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES," and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **MARYMONT PROPERTIES, LLC, a Tennessee limited liability company,** hereinafter called the "GRANTOR," has bargained and sold, and by these presents, does transfer and convey unto **BRIAN VOECKS, MARRIED MAN,** hereinafter called the "GRANTEES, their heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being described as follows, to-wit:

Being of Unit No. 177, Royal Oaks Apartments, Condominium Apartments, according to plat and survey of same appearing of record in Book 5200, page 45, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said unit.

Being all of the same property conveyed to Marymont Properties, LLC, by Quitclaim Deed dated November 24, 2010, of record in Instrument No. 20101201-0095302, Register's Office of Davidson County, Tennessee.

The captioned property is subject to all matters of record in Plat of record in Book 5200, page 45, Register's Office of Davidson County, Tennessee. See also easements of record in Book 3347, page 188; Book 4835, page 964; Book 4668, page 986; Book 4744, page 370, modified in Book 4978, page 524, Book 3165, page 607, and Book 5144, page 244, said Register's Office.

The captioned property is subject to restrictive covenants per plat of record in Plat Book 5200, page 45; see also Master Deed of record in Book 5282, page 972; By-laws of record in Book 5282, page 992, said Register's Office.

The captioned property is further subject to restrictive covenants, easements and setback lines that are applicable to the above-described property and of record; and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as 4505 Harding Road, Unit No. 177, Nashville, Tennessee 37205.

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, GRANTOR does covenant with the said GRANTEES that it is lawfully seized 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; and, GRANTOR does further covenant and bind itself, its successors, and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 ITS HAND this 21st day of October, 2022.

MARYMONT PROPERTIES, LLC,
a Tennessee limited liability company

BY: Emma V. Harwell, Member
Emma V. Harwell, Member

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

BEFORE ME, the undersigned authority of the State and County aforesaid, personally appeared **Emma V. Harwell** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be a Member of **MARYMONT PROPERTIES, LLC, a Tennessee Limited Liability Company**, the within named bargainor, a Tennessee Limited Liability Company, and that she as such authorized Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Tennessee Limited Liability Company as such authorized Member.

WITNESS MY HAND and official seal at office on this 21st day of October, 2022.

TARA STONE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

NOTARY PUBLIC
My Commission Expires: 02/24/26

STATE OF TENNESSEE
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is **$396,000.00.**

AFFIANT

SUBSCRIBED AND SWORN TO before me on this 21st day of October, 2022.

TARA STONE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

NOTARY PUBLIC
My Commission Expires: 02/24/26