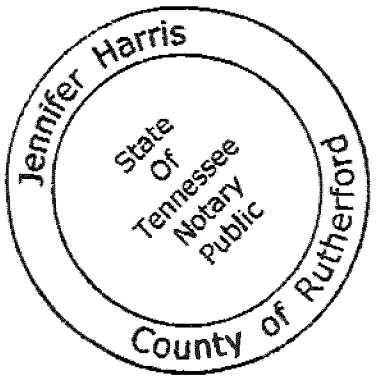
Karen Johnson Davidson County
Batch# 937706 DEEDWARR
11/03/2022 12:36:30 PM 3 pgs
Fees: $18.00 Taxes: $3,478.00
20221103-0118715



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $940,000.00

Affiant

Subscribed and sworn to before me, this the 28th day of October, 2022

Notary Public

My Commission Expires: 9.21.2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
The 415 Church Street Trust dated 10/25/2022	NEW OWNER	093-06-1J-121.00 CO and
130 Valmere Path		
York, PA 17403		

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

Brian Eckert and Nancy Eckert, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

The 415 Church Street Trust dated 10/25/2022

HEREINAFTER CALLED THE GRANTEE, ITS 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. 1714 of the horizontal property regime of Viridian Condominium, as described in the Master Deed of Viridian Condominiums, of record in Instrument Number 20061004-0122833 and Addendum of record in Instrument No. 20001004-0122834, Instrument No. 20070711-0082578, Instrument No. 20100616-0046702, Instrument No. 20111006-0077592, and Instrument No. 20140128-0007721 and 201710020100849 and Instrument No, 201805100045059 **and Instrument No. 20191211-0127973** and Instrument No. 20210316-0034923 and Instrument No. 20210504-0059486 and Instrument No. 20210527-0071781 and Instrument No. 20210224-0022602 **and Instrument No. 20220322-0032699 and Instrument No. 20220413-0042759 and Instrument No. 20220601-0063430 and Instrument No. 20220609-0065739,** in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Brian Eckert and Nancy Eckert, husband and wife, by Warranty Deed from James R. Hooper and Marcia M. McMurray, husband and wife, dated 10/1/2021 and recorded 10/7/2021 in Instrument No. 20211007-0134857; and being the same property previously conveyed to James R. Hooper and Marcia M. McMurray, as tenants in common with right of survivorship, by Warranty Deed from Gregory P. Richardson, married, dated 11/8/2011 and recorded 11/9/2011 in Instrument No. 20111109-0087704, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved ☒ Unimproved ☐ property known as 415 Church St. #1714, Nashville, TN 37219.

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, its heirs and assigns, forever; and Grantors do covenant with said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, its 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/our hand(s) this 28th day of October, 2022.

Brian Eckert

Nancy Eckert

STATE OF TENNESSEE
COUNTY OF DAVIDSON

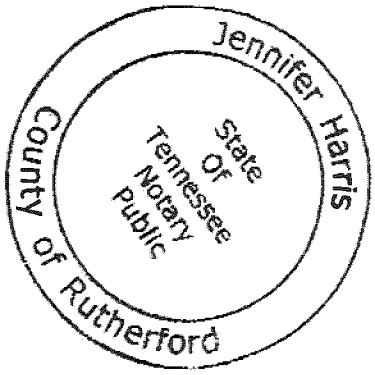
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brian Eckert and Nancy Eckert with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th of October, 2022.

Notary Public

My Commission Expires: 9.21.2024

(SEAL)



True Copy Certification

I, Jennifer Harris, 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 10.28.2022 (date of document).

Affiant Signature

10.28.2022

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 28th day of October 2022

Notary's Signature

MY COMMISSION EXPIRES: 11-21-2024

Notary's Seal

NICK PETERS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY