Karen Johnson Davidson County
Batch# 938313 DEEDWARR
11/04/2022 03:34:30 PM 4 pgs
Fees: $23.00 Taxes: $2,220.00
20221104-0119276

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37351-09-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $600,000.00. Affiant Subscribed and sworn to before me this 4th day of November, 2022. Notary Public My Commission Expires: 10/2/23

CLAIRE H. JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Howard Wesley Lynd 301 Demonbreun Street # 1806 Nashville, TN 37201	Howard Wesley Lynd 301 Demonbreun Street # 1806 Nashville, TN 37201	Map and Parcel No.: 093060A28200CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Marc A. Stern and Maria C. Petersen, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Howard Wesley Lynd, an unmarried man** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 301 Demonbreun Street # 1806, Nashville, TN 37201.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenants and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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 the 4th day of November, 2022.

Marc A. Stern

Maria C. Petersen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Marc A. Stern and Maria C. Petersen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of November, 2022.

Notary Public

My Commission Expires:

10-7-2023

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2023

EXHIBIT "A"

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 1806 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record as Instrument No. 20080225-0018429 and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425, amended in Instrument No. 20111104-0086473, Instrument No. 20151203-0122000, Instrument No. 20170324-0029048 and in Instrument No. 20181016-0102535, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Marc A. Stern and Maria C. Petersen, husband and wife, by deed dated January 14, 2019 from Nicole Dorris and Thomas Dorris of record in Instrument No. 20190116-0004654, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2023, a lien, but not yet due and payable. Map and Parcel No. 093060A28200CO.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on Consolidation Plat of Encore, as recorded in Instrument No. 20060411-0041760.
3. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Encore, a Master Condominium Condominium of record in Instrument No. 20080225-0018425, as amended by instrument(s) of record in Instrument No. 20111104-0086473; Instrument No. 20111215-0097929 and Attorney's Certificate in Instrument No. 20080225-0018426; also subject to easements, rights and interests 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 building thereon.
4. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Encore, a Residential Condominium Condominium of record in Instrument No. 20080225-0018429, as amended by instrument(s) of record in Instrument No. 20151203-0122000; Instrument No. 20170324-0029048; Instrument No. 20181016-0102535 and Mortgagee, Consent and Approval in Instrument No. 20080225-0018431 and Attorney's Certificate in Instrument No. 20080225-0018430; also subject to easements, rights and interests 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 building thereon.
5. Covenants, Conditions and Restrictions as set forth in Notice of Land Use Restrictions recorded in Instrument No. 20091214-0113967.
6. Easement recorded in Instrument No. 20120906-0080965.
7. Stormwater Quality Agreement as set forth in instrument recorded in Instrument No. 20060406-0039472.
8. Ordinance recorded in Book 10512, Page 464; Book 10512, Page 477; Instrument No. 20060504-0051825; Instrument No. 20130903-0092714 and Instrument No. 20130903-0092716.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 11/4/22

GEORGE E. MUDTER, JR.
Dated 11/4/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 11/4/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

