| 20221454R | STATE OF TENNESSEE<br>COUNTY OF WILLIAMSON<br>The actual consideration or value, whichever is greater, for this transfer is $605,000.00.<br>Affiant<br>Subscribed and sworn to before me, this the 17 day of November, 2022.<br>Notary Public<br>My commission expires: 5.23.26 |
|---|---|

Karen Johnson Davidson County
Batch# 943181 DEEDWARR
11/21/2022 09:47:30 AM 3 pgs
Fees: $18.00 Taxes: $2,238.50
20221121-0123010

**THIS INSTRUMENT WAS PREPARED BY**
**Windmill Title, LLC**
**7103 Bakers Bridge Ave., Ste 103**
**Brentwood, TN 37027**
**Phone: (615) 613-0483**

ROBIN BICKETT WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Information for Reference Purposes: |
|---|---|---|
| **Blaze Short and Kristy Short** | Blaza and kristy Short | **082-13-0K-210-00** |
| **601 Madison Street, 210** | 8 Devonshire St NW | |
| **Nashville, TN 37208** | Huntsville AL 35806 | |

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

**Steven Arthur Dawes and Brenda Jo Dawes, husband and wife**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Blaze Short and wife, Kristy Short**

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

A certain Condominium apartment in Davidson County, Tennessee, described as follows, to-wit being Unit No. 210 of The Elliott School Condominiums, as shown on the Plat of record on Exhibit C to the Master Deed of The Elliott School Condominiums, of record in Instrument Number 20210603-0074528 and recorded on June 6, 2021 and as amended by that certain Amendment to Master Deed of The Elliott School Condominiums dated August 16, 2021, of record as Instrument Number 20210817-0111417, and as further amended by that certain Amendment to Master Deed of The Elliott School Condominiums dated January 26, 2022 of record as Instrument Number 20220211-0016111, in the Register's Office for said County, to which plan reference is here made, together with all rights and obligations appurtenant thereto as set forth in said Master Deed.

Being a portion of the same property conveyed to Steven Arthur Dawes and Brenda Jo Dawes, husband and wife by Special Warranty Deed from MAINLAND GERMANTOWN, LLC, a Tennessee limited liability company, of record at Instrument No. 20211102-0146737 and recorded on November 11, 2021, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__x__) unimproved (____) property known as 601 Madison Street, 210, Nashville, TN 37208.

[signatures appear on the following page]

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 MY/OUR HANDS EFFECTIVE AS OF 18th day of November, 2022:

Steven Arthur Dawes by Lauren Keith, his Attorney-In-Fact
Steven Arthur Dawes by Lauren Keith, his Attorney-In-Fact

Brenda Jo Dawes by Lauren Keith, her Attorney-In-Fact
Brenda Jo Dawes by Lauren Keith, her Attorney-In-Fact

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**STATE OF TENNESSEE** )
)
**COUNTY OF WILLIAMSON** )

**ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT**

Personally appeared before me, a Notary Public of said County and State, Lauren Keith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Steven Arthur Dawes ("Principal"), and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 17 day of November, 2022.

My Commission Expires: 5.23.26

Notary Public

ROBIN BICKETT WHITE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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**STATE OF TENNESSEE** )
)
**COUNTY OF WILLIAMSON** )

**ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT**

Personally appeared before me, a Notary Public of said County and State, Lauren Keith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Brenda Jo Dawes ("Principal"), and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 17 day of November, 2022.

My Commission Expires: 5.23.26

Notary Public

ROBIN BICKETT WHITE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

## Certificate of Authenticity

I, Kimberly Hollingshead, 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 November 17, 2022

Kimberly Hollingshead, Esq.

November 17, 2022
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 17 day of Nov, 2022.

Notary Signature

My Commission Expires_____

