Karen Johnson Davidson County
Batch# 954775 DEEDWARR
12/22/2022 04:01:30 PM 4 pgs
Fees: $23.00 Taxes: $1,585.45
20221222-0132310

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DM) Title No.: 62916
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jennifer Tremblay-Hall Mike Lesage 3818 West End Avenue #307 Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 104090K30700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$428,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William A. Vekovius and Gay T. Vekovius, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jennifer Tremblay-Hall and Mike Lesage,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 307 of the Montclair, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on The Plan of record in Book 6900, page 954 and as set forth in Exhibit "B" to the Master Deed of record in Book 7332, page 380 amended in Book 7902, page 113, Inst. No. 20021231-0162451 and Inst. No. 20030113-0005471, Register's Office for said County, to which source reference is hereby made for more complete details of description together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to William A. Vekovius and Gay T. Vekovius, husband and wife, by Warranty Deed from Celia C. Jordan and husband, Frank E. Jordan, as tenants by the entirety, dated August 10, 2021 and recorded on August 11, 2021, of record in Inst. No. 20210811-0108340, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2023, and subsequent years; The Plan, with Owner's Certificate, of record shown on Exhibit "B" to the Master Deed of record in Book 7332, page 380 amended in Book 7902, page 113, Inst. No. 20021231-0162451 and Inst. No. 20030113-0005471, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 7332, page 380 amended in Book 7902, page 113, Inst. No. 20021231-0162451 and Inst. No. 20030113-0005471, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters. Charter of Montclair Condominium Association, Inc. of record in Book 7887, page 462, said Register's Office. All Matters shown in Book 6900, page 954, said Register's Office. Reservation by grantor of an easement for ingress and egress contained in the Warranty Deed from Leah Fleisman Sonnenfield to Thomas E. Ledford, Trustee, of record in Book 6846, page 833, Register's Office for Davidson County, Tennessee, as confirmed and corrected by Deed of Confirmation, of record in Book 6881, page 926, and by Second Deed of Confirmation and Correction, of record in Book 7902, page 109, said Register's Office. Easement granted by Montclair Condominiums Association, Inc. to Leah Fleisman Sonnenfield and BancBoston Mortgage Corporation, of record in Book 7902, page 145, Register's Office for Davidson County, Tennessee.

This is improved property, known as 3818 West End Avenue, # 307, Nashville, TN 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 19th day of December, 2022

William A. Vekovius

William A. Vekovius

Gay T. Vekovius

Gay T. Vekovius

State of Tennessee

County of Davidson

On this 19th day of December, 2022, before me the undersigned authority, personally appeared William A. Vekovius and Gay T. Vekovius, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Margaret H. Taylor

Notary

My Commission Expires:

MARGARET H. TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

State of Tennessee

County of Davidson

AFFIDAVIT

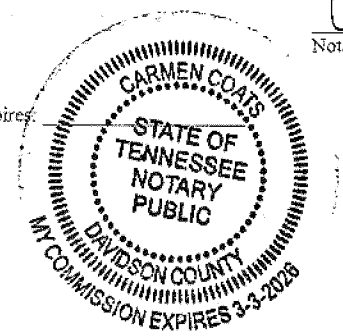
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $428,500.00.

Affiant

Sworn and subscribed before me this 22nd day of November, 2022.

Notary

My Commission Expires:



Tennessee Certification of Electronic Document

I, Steven T. Morris 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 December 22, 2022 (date of document).

Affiant Signature

December 22, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 22nd day of December, 2022.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023