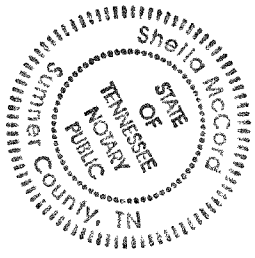
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 2/1/25

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 955438 DEEDWARR
12/28/2022 09:27:30 AM 3 pgs
Fees: $18.00 Taxes: $2,146.00
20221228-0132967

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stella Yuniver	Stella Yuniver	082-14-0A-050-00
(NAME)	(NAME)	
11909 Mandevilla Court	11909 Mandevilla Court	
(ADDRESS)	(ADDRESS)	
Tampa, FL 33626	Tampa, FL 33626	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **I Don Durham, a married man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Stella Yuniver, a married woman,** hereinafter called the GRANTEE(S), his 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 a certain Condominium Apartment, being Unit 1000 as specified on the Plat shown in the Master Deed, on the Plan of Riverfront Condominium, a horizontal property Regime, created under title 66, Section 27-101, et seq., as amended, Tennessee code Annotated as established by a Master Deed of record in Instrument 20051221-0153160, First Amendment to Master Deed recorded in Instrument 20051228-0155671, Second Amendment to Master Deed recorded in Instrument 20060518-0058640, Amendment to By Laws recorded in Instrument 20090109-0002382, Appointment of Substitute Trustee recorded in Instrument 20101129-0094655, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Don Durham by Warranty Deed from Allison J. Tolen, a single woman, dated 06/14/2016, of record in Instrument 20160620-0062315, as affected by Scrivener's Affidavit recorded in Instrument 20170117-0004590, Register's Office for Davidson County, Tennessee.

This property has not nor has ever been the primary marital residence of the Grantor.

Covenants, conditions, easements and restrictions recorded in Instrument 20051221-0153160, First Amendment to Master Deed recorded in Instrument 20051228-0155671, Second Amendment to Master Deed recorded in Instrument 20060518-0058640, Amendment to By Laws recorded in Instrument 20090109-0002382, Appointment of Substitute Trustee recorded in Instrument 20101129-0094655, Register's Office for Davidson County, Tennessee. Easement for Lick Branch Sewer and easement for East Nashville Interceptor Sewer for the City's sewerage disposal system and plat, as reserved in deed from City of Nashville to Alfred T. Levine, Trustee, of record in Book 2098, Page 166, Register's Office for Davidson County, Tennessee. Easement granted USA by Nashville Gas Company of record in Book 2199, Page 537, Register's Office for Davidson County, Tennessee. Easement granted USA by Phillip Kerrigan, Jr. and wife, being two in number, in connection with Cheatham Lock and Dam Project on Cumberland River being known as Tracts M-1321 AND m-1359-E filed for record in Book 2303, Page 437, Register's Office for Davidson County, Tennessee. Agreement for dedication of easement of record in Book 7228, Page 400, Register's Office for Davidson County, Tennessee. Easement for sanitary sewer and/or storm drainage of record in Book 11112, Page 881, Register's Office for Davidson County, Tennessee. Memorandum of Lease with Web Service Company, Inc., of record in Book 11233, Page 522, Register's Office for Davidson County, Tennessee. Subordination and Non-disturbance Agreement of record in Book 11405, Page 552, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1000 1st Ave N, Nashville, TN 37201
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 21st day of December, 2022.

Don Durham

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Don Durham, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 21st day of December, 2022.

Notary Public:
My Commission Expires: 3.8.2025

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 12-21-22.

Tracey Trumphour
Affiant
Date: 12-21-22

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 21 day of December, 2022

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY