Karen Johnson Davidson County
Batch# 966625 DEEDWARR
02/03/2023 09:55:30 AM 3 pgs
Fees: $18.00 Taxes: $654.90
20230203-0007960

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $177,000.00.

Affiant

Subscribed and sworn before me this the 2nd day of February, 2023.

Notary Public
My commission expires: 9.21.26

MICHELLE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
George Patrick Putnam, Jr.	Legends Bank	133-14-0A 019.00
420 Elysian Fields Rd #A19	310 North First Street	
Nashville, TN 37211	Clarksville, TN 37040	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID AARON MAJOR, an unmarried man, AND JEREMY ALEXANDER SAAL, an unmarried man,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **GEORGE PATRICK PUTNAM, JR., single,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. A-19 of The Village at Grassmere formerly Oakcrest Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5884, Page 960, as amended in Book 9559, Page 939 and Instrument No. 20041102-0131823, and as amended and restated in Instrument No. 20070301-0025595, of record in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Oakcrest Condominium, as shown on plat of record in Plat Book 5200, Page 413, said Register's office, for a more complete identification and description of such Unit.

Being the same property conveyed to David Aaron Major, unmarried man, and Jeremy Alexander Saal, unmarried man, joint tenants with rights of survivorship, by Warranty Deed dated 6/22/2021, from MNM Holdings, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20210628-0087585, in the Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 420 Elysian Fields Rd #A19, Nashville, TN 37211.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

DAM by JAS, AFF

JS

Witness my hand this the 2nd day of February, 2023.

David Aaron Major by Jeremy Alexander Saal, his attorney-in-fact

David Aaron Major by Jeremy Alexander Saal, Attorney-in-Fact

Jeremy Alexander Saal

Jeremy Alexander Saal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of February, 2023, before me, the undersigned Notary Public in and for said County and State, personally appeared **Jeremy Alexander Saal** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of David Aaron Major, by Specific Power of Attorney of record in Book __*__, page _____, said Register's Office, and who acknowledged that he executed the same as the free act and deed of David Aaron Major.

202302030007959

Witness my hand and official seal this 2nd day of February, 2023.

My Commission Expires:

9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Jeremy Alexander Saal,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of February, 2023.

My commission expires:

9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 2-2-23.

Affiant Signature

2-3-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3 day of February, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY