WARRANTY DEED

Karen Johnson Davidson County
Batch# 1005618 DEEDWARR
05/19/2023 01:28:30 PM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20230519-0037832

File No. DH-23-4380

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00

Holly Kay
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of May, 2023

WD
Notary Public

MY COMMISSION EXPIRES: 05.21.2025
(AFFIX SEAL)

WHITNEY DUBOIS STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ellis F. Metz	Same as new owner	
(NAME)	(NAME)	
401 Bowling Avenue, #89		104-13-0B-081.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Sophie F. Rapoport and Joshua Barton, wife and husband,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ellis F. Metz, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND 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 Building Site No. 81, also known as Unit 89 on the Plan of Richmeade Place, Section Five, as shown on a Plat of record in Book 5210, Page 141 , Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description of said property.

Being the same property conveyed to Sophie F. Rapoport and Joshua Barton, wife and husband by Warranty deed from Cynthia H. Wiel, by Gerald G. Patterson, attorney-in-fact, by virtue of Power of Attorney recorded in Instrument No. 2019916-0093289, Register's Office for Davidson County, Tennessee, and Kevin M. Doherty, by Gerald G. Patterson, attorney-in-fact, by virtue of Power of Attorney recorded in Instrument No. 2019916-0093290 in the said Register's Office, said Warranty deed of record in Instrument No. 20190916-0093291 in the said Register's Office, dated September 10, 2019 and recorded on September 16, 2019.

This is property more commonly known as 401 Bowling Avenue, #89, Nashville, TN 37205.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 17th day of May, 2023.

Sophie F. Rapoport

Joshua Barton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of May, 2023, before me personally appeared Sophie F. Rapoport and Joshua Barton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-05-2024

Certificate of Authenticity

I, Holly Ray, 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 May 17, 2023.

Date

Holly Ray

Affiant Signature

May 17 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17 day of May, 2023.

Notary's Signature

My Commission Expires: 05.21.2025

Date

Notary's Seal (if on paper)

