THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230344051** Karen Johnson Davidson County Batch# 1007244 DEEDWARR 05/24/2023 01:32:30 PM 3 pgs Fees: $18.00 Taxes: $1,905.50 20230524-0039192	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $515,000.00. Affiant Subscribed and sworn to before me, this 22nd day of May, 2023. Notary Public My Commission Expires:

REGINA V SULLO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert A. Schiller, Lisa R. Schiller, and Abigail D. Schiller 1101 18th Avenue South, Unit 602 Nashville TN 37212	New Owner	Tax Parcel ID No. 104-04-0E-602.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Daniel Eli Sack, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert A. Schiller and Lisa R. Schiller and Abigail D. Schiller**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 602, together with the appurtenant interest in the common elements of 1101 Eighteenth Avenue , a horizontal property regime established by Master Deed of record in Instrument No. 20060807-0096688, re-recorded in Instrument No. 20060817-0101760 and First Amendment of record in Instrument No. 20090624-0058837, Register's Office for Davidson County, Tennessee , said Unit being depicted on the plan attached as Exhibit "E" to the aforementioned Master Deed.

Parking spaces numbers 16 and 17 are included as an appurtenance to this unit. This appurtenance is deeded with the Unit and is not transferable in any fashion except with a transfer of the unit.

Being the same property conveyed to DANIEL ELI SACK, by deed from LEROY E. ENGSTRAND AND SANDRA H. ENGSTRAND, of record in Instrument No. 20170404-0032621 , dated April 3, 2017 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 104-04-0E-602.00 CO.

Master Deed for 1101 Eighteenth Avenue of record in Instrument No. 20060807-0096688 and re-recorded in Instrument No. 20060817-0101760 and amended in Instrument No. 20090624-0058837 , said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage , Water Mains and Appurtenances, of record in Instrument No. 20060120-0007524, said Register's Office. Storm Water Detention Agreement of record in Instrument No. 20060120-0007509, said Register's Office.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20071010-0120355, said Register's Office.

Reciprocal Easement , Access and Maintenance Agreement of record in Instrument No. 20070926-0114981, said Register's Office.

This is improved property located at 1101 18th Avenue South, Unit 602 Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of May, 2023.

Daniel Eli Sack

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Daniel Eli Sack, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of May, 2023.

Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 22.2023 (date of document).

Regina Sullo
Affiant Signature

May 24, 2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 24 day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

