Karen Johnson Davidson County
Batch# 1008544 DEEDWARR
05/30/2023 08:09:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20230530-0040152

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS SIX HUNDRED THOUSAND AND 00/100 (600,000.00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26TH DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Carlton Davis (NAME)	**NEW OWNER** (NAME)	**082 16 0E 027.00**
800 Woodland Street Nashville, TN 37206 (ADDRESS)	**800 Woodland Street, 306 Nashville, TN 37206** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 26th day of May, 2023, the undersigned, **SABIN K. EWING**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **CARLTON DAVIS, A SINGLE MAN,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **800 WOODLAND STREET, 306, NASHVILLE, TN 37206** and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 306, together with Parking Space #6 and the appurtenant interest in the common elements of the City View Lofts Condominiums, a horizontal property regime established by Master Deed, recorded as Instrument No. 20020905-0107488, Register's Office for Davidson County, Tennessee as amended by First Amendment to Master Deed for City View Lofts Condominiums recorded as Instrument No. 20030826-0123605 and Instrument No. 20110321-0021996, said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of City View Lofts recorded as Instrument No. 20020828-0104026, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sabin K. Ewing, by Quitclaim Deed from SEA Properties, Inc., of record in Instrument No. 20090520-0046589, in the Register's Office of Davidson County, Tennessee, dated April 30, 2009 and recorded on May 20, 2009.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 26th day of May, 2023.

GRANTOR: Sabin K. Ewing

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Sabin K. Ewing**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 26th day of May, 2023.

26th May 2023

Notary Public

My Commission Expires

MADELYN N REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Online Notary Public
My Commission Expires:
Nov 6, 2024

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 26, 2023.

Affiant Signature

5/26/2023

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 26 day of May, 2023.

Notary Public

Notary's Seal:

