**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd, Ste 130**
**Nashville, TN 37215**

**CRT File No. 230444429**

Karen Johnson Davidson County
Batch# 1011735 **DEEDWARR**
06/06/2023 10 57 36 AM 2 pgs
Fees. $13 00 Taxes $4,070 00

20230606-0042853

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $1,100,000.00.

Affiant

Subscribed and sworn to before me, this 5th day of June, 2023.

Tracey Perry
Notary Public
My Commission Expires: 5-9-26

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Milton Stephen Harrison, Sr. and Terri Lynn Harrison<br>4000 West End Avenue #305<br>Nashville TN 37205 | New Owner | Tax Parcel ID No.<br>103 12 0G 305.00 |

**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, **Myrna Elmer, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Milton Stephen Harrison, Sr. and Terri Lynn Harrison, husband and wife**, ("Grantees"), its 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. 305, together with the parking spaces and storage areas designated and assigned to Unit No. 305, together with the appurtenant interest in the common elements of The Jacksonian 4000 Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20020208-0017172, as amended in Instrument No. 200209100109643, Instrument No. 20021104-0134916 and Instrument No. 20021127-0147048, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to James Elmer and Wife, Myrna Elmer, by Warranty Deed from Jeannine A. Classen, a widow, of record in Instrument No. 20070309-0029601, in the Register's Office of Davidson County, Tennessee, dated March 06, 2007 and recorded on March 09, 2007. The said James Elmer having since died on October 30, 2019 Leaving Myrna Elmer as the surviving Tenant.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Jacksonian 4000 Condominium of record in Instrument No. 20020208-0017172, as amended in Instrument No. 20020910-0109643, Instrument No. 20021104-0134916 and Instrument No. 20021127-0147048; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement recorded in Book 3644, Page 500.

This is improved property located at 4000 West End Avenue #305 Nashville TN 37205

**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 5th day of June, 2023.

Myrna Elmer

Myrna Elmer

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

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

Witness my hand, at office, this 5th day of June, 2023

Notary Public
My Commission Expires: _____

