NEW OWNER:
MATTHEW L. BLUM
926 WOODLAND STREET, UNIT 303
NASHVILLE, TN 37206

SEND TAX BILLS TO:
FIRST COMMUNITY MORTGAGE, INC.
262 ROBERT ROSE DRIVE
MURFREESBORO, TN 37129

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 23-0548

Map & Parcel
082120A303.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 1012575 DEEDWARR
06/08/2023 12:23:30 PM 4 pgs
Fees: $23.00 Taxes: $1,628.00
20230608-0043674

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Forty Thousand and 00/100 Dollars ($440,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **WILLIAM AUSTIN BENTLEY, a single man,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **MATTHEW L. BLUM, a single man,** ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Being known and designated as all of Unit No. 303 of East End Lofts Condominium established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated and under Master Deed establishing East End Lofts Condominium of record in Instrument No. 20060803-0094710, as amended by First Amendment to Master Deed establishing East End Lofts Condominium of record in Instrument No. 20061018-0129171, Register's Office for Davidson County, Tennessee, and subject to the provisions and requires thereof, and the By-Laws for the administration thereof, and all easements, rights, and interests in favor of other Unit owners, and all sewer, water, electric, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof said Unit being depicted on Exhibit "D" to said Master Deed and First Amendment to Master Deed; together with a percentage interest in the common elements and voting percentage set forth in Exhibit "E" to said Master Deed, as amended.

Being the same property conveyed to WILLIAM AUSTIN BENTLEY, by Warranty Deed from Michael Abel, married, dated September 25, 2017, and of record Instrument No. 20170927-0098744, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as **926 WOODLAND STREET, UNIT 303, NASHVILLE, TN 37206**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 20000602-0018298; Plat Book 21, Page 70; and Plat Book 21, Page 143, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 6th day of June, 2023.

WILLIAM AUSTIN BENTLEY

STATE OF TENNESSEE

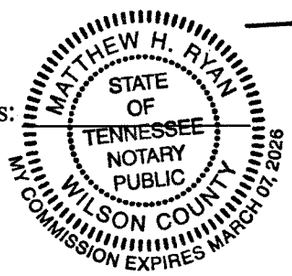
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **WILLIAM AUSTIN BENTLEY**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of June, 2023.

NOTARY PUBLIC

My commission expires:



****

The actual consideration or value, whichever is greater, for this transfer is **$440,000.00**.

AFFIANT

Sworn to and subscribed to before me this 6 day of June, 2023.

NOTARY PUBLIC

My commission expires: 11-17-24

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Anna Rowland, 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

6-6-23
Date

Affiant Signature

6-6-23
Date

State of TN
County of Rutherford

Sworn to and subscribed before me this 6 day of June, 2023

Notary's Signature

My Commission Expires: 11-17-24

Notary's Seal (if on paper)

