Karen Johnson Davidson County
Batch# 1016696 DEEDWARR
06/20/2023 12:15:30 PM 4 pgs
Fees: $23.00 Taxes: $2,405.00
20230620-0046697

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37685-05-2023**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $650,000.00. Affiant Subscribed and sworn to before me this 20th day of June, 2023. Notary Public My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Alberto D. Arechiga 110 31st Avenue North #408 Nashville, TN 37203	**Send Tax Bills To:** Alberto D. Arechiga 110 31st Avenue North #408 Nashville, TN 37203	**Tax Information:** Map and Parcel No.: 104024C03000CO

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, **Robert Sentz and Colleen Sentz, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Alberto D. Arechiga, unmarried** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 110 31st Avenue North #408, Nashville, TN 37203.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 20th day of June, 2023.

Robert Sentz

Colleen Sentz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Sentz and Colleen Sentz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of June, 2023.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee being Unit 408, together with the appurtenant interest in the common elements of The West End, a condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20080401-0032619, Register's Office for Davidson County, Tennessee, as amended by Instrument No. 20080408-0035628, Instrument No. 20090512-0043586, Instrument No. 20090921-0087974, Instrument No. 20211123-0155484, Instrument No. 20230313-0017699, Instrument No. 20230313-0017699, Instrument No. 20230313-0017700 and Instrument No. 20230313-0017703, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Plat attached as Exhibit 'B" to the aforementioned Master Deed.

Together with Parking Space Number 103 which is assigned as a Limited Common Element Appurtenant to the above-described Unit, as set forth and defined in the Master Deed.

Being the same property conveyed to Robert Sentz and Colleen Sentz, Husband and Wife, by Warranty Deed from Sylvia L. McCormick, Thomas L. Smith, Jr. and Bessie L. Smith, as Joint Tenants with Rights to Survivorship, of record in Instrument No. 20131121-0119906, in the Register's Office of Davidson County, Tennessee, dated November 05, 2013 and recorded on November 21, 2013.

This conveyance is made subject to:

1. State and County taxes for the year 2023, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 104024C03000CO.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Plan of Subdivision Lot 41, Boyd's Cockrill Spring Tract, as recorded in Book 57, Page 46.
4. 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 West End Condominium of record in Instrument No. 20080401-0032619, as amended by instrument(s) of record in Instrument No. 20080408-0035628, Instrument No. 20090512-0043586, Instrument No. 20090921-0087974, Instrument No. 20211123-0155484, Instrument No. 20230313-0017699, Instrument No. 20230313-0017699, Instrument No. 20230313-0017700 and Instrument No. 20230313-0017703; 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.
5. Easement for Storm Drainage, recorded in Instrument No. 20051013-0123589.
6. Easement for Right of Way, recorded in Instrument No. 20140328-0025603.
7. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20051013-0123588.
8. Articles of conversion of West End Partners LLC recorded in Instrument No. 20050921-0113643.
9. An Application to Combine Parcels is recorded in Instrument No. 20051123-0141766.

Tennessee Certification of Electronic Document

I, George Mudter, 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 6/20/23 (date of document).

Affiant Signature

6/20/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20 day of June, 2023.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY