WARRANTY DEED

Karen Johnson Davidson County
Batch# 1022236 DEEDWARR
07/03/2023 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $2,016.50
20230703-0050727

File #23-TC-1911-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $545,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF June, 2023.

Notary Public

MY COMMISSION EXPIRES: 5-7-2024 (AFFIX SEAL)

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5-7-2024

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Shane R. Wallen	First National Bank of Pennsylvania	
36262 Jefferson Ave (NAME)	(NAME)	
~~1911 Eastland Avenue~~	4140 E State St.	083-06-0A-001.00-CO
Harrison Township MI 48045 (ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Hermitage PA 16148	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BO MARTINOVICH, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHANE R. WALLEN, AN UNMARRIED MAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 1, Scott Avenue Townhomes, as established under Master Deed of record in Instrument No. 20050114-0005282, as amended in Instrument No. 20050126-0009812, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said master deed.

Being the same property conveyed to Bo Martinovich, an unmarried man by Warranty Deed from Affordable Housing Resources, Inc of record in Instrument No. 20050412-0040541 Register's Office for Davidson County, Tennessee, dated March 29, 2005 and recorded on April 12, 2005.

This conveyance is subject to:

* Taxes for the year 2023, a lien not yet due and payable.
* Subject to all matters shown on the Plan of record in Book 332, Page 8, Register's Office for Davidson County, Tennessee.
* The premises herein insured is a condominium apartment 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 is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Scott Avenue Townhomes, of record in Instrument No. 20050114-0005282, as amended in Instrument No. 20050126-0009812, Register's Office for Davidson County, Tennessee.
* Charter of Scott Avenue Townhomes Association, Inc. of record in Instrument No. 20050114-0005281, in the

Register's Office for Davidson County, Tennessee.

* Public Utility Easement of record in Instrument No. 20040916-0111791, in the Register's Office for Davidson County, Tennessee.
* Conveyance of common area/open space to HOA of record in Instrument No. 20060713-0084325, in the Register's Office for Davidson County, Tennessee.
* Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
* Subject to rights of others in and to the common areas and/or elements.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **1911 Eastland Avenue, Nashville, TN 37206**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 30th day of June, 2023.

Bo Martinovich

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of June, 2023, before me personally appeared Bo Martinovich, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of June, 2023.

Notary Signature
My commission expires: 11-6-2023

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 6-30-2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 6-30-2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd **day of** July **,** 2023 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

