Karen Johnson Davidson County
Batch# 1023091 DEEDWARR
07/06/2023 10:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20230706-0051630

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-23-2280

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 29th day of June, 2023

Notary Public

Commission Expires: 3/12/2024

LISA VIRDEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ana Del Mar Morales Cotto 301 Demonbreun Street Unit 609 Nashville, TN 37201	Address of New owner	093-06-0A-056.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Aaron K. Salter and Catherine Platz, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ana Del Mar Morales Cotto, a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 609 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record as Instrument Number 20080225-0018429 and Master Deed for Encore, a Master Condominium of record as Instrument Number 20080225-0018425, in the Register's Office for Davidson County, Tennessee to which reference is made for a more complete description.

Being the same property conveyed to Aaron K. Salter, an unmarried man by Warranty deed from Encore Phase I Development Company, LLC, a Tennessee limited liability company of record in Instrument No. 20080604-0057117, in the Register's Office for Davidson County, Tennessee, dated

May 28, 2008 and recorded on June 04, 2008. (Value of consideration shown in aforementioned deed $146,200.00.)

FOR INFORMATIONALPURPOSES ONLY:
Being also known as 301 Demonbreun Street, Nashville, Tennessee 37201.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 301 Demonbreun Street, Unit 609, Nashville, TN 37201

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, 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.

Dated this the ~~29th~~ 28TH day of June, 2023.

Aaron K. Salter

Catherine Platz

STATE OF KENTUCKY
COUNTY OF JEFFERSON

On this 29th day of June, 2023, before me personally appeared Aaron K Salter and Catherine Platz, 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 ~~29th~~ 28TH day of June, 2023.

Notary Signature
My commission expires: 01-31-2024

Robin S Weiss
NOTARY PUBLIC
STATE AT LARGE
KENTUCKY
ID. # KYNP 1711
MY COMMISSION EXPIRES January 31, 2024

- **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 06/28/2023 **(date of document).**

  Kirsten Virden

  Affiant Signature

  Date: 06/28/2023

  State of Tennessee

  County of Davidson

  Sworn to and subscribed before me this 28 **day of** June, **2023.**

  Rachel Marie Collins

  Notary Signature

  MY COMMISSION EXPIRES: 3.6.2024

  Notary's Seal (if on paper)

