Karen Johnson Davidson County
Batch# 1025213 DEEDWARR
07/12/2023 09:17:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20230712-0053226

WARRANTY DEED

MAIL RECORDED DEED TO:

SUE MADDOCK
FRASCO CAPONIGRO WINEMAN & SCHEIBLE
1301 WEST LONG LAKE ROAD, SUITE 250
TROY, MI 48098

OWNER (SEND TAX BILLS TO):

GREGG A. TVRDOVSKY, TRUSTEE
KIMBERLY J. TVRDOVSKY, TRUSTEE
125 MAYWOOD AVENUE
ROCHESTER, MI 48307

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, GREGG TVRDOVSKY and KIMBERLY TVRDOVSKY, husband and wife (herein, "Grantor"), whose address is 125 Maywood Avenue, Rochester, MI 48307, hereby sells, transfers and conveys to GREGG A. TVRDOVSKY AND KIMBERLY J. TVRDOVSKY, TRUSTEES, or any successors in trust, under the GREGG A. TVRDOVSKY LIVING TRUST dated November 17, 2003 and any amendments thereto (herein, "Grantee"), whose address is 125 Maywood Avenue, Rochester, MI 48307, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 301 Demonbreun Street, Unit 1117, Nashville, TN 37201

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever.

AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against all lawful claims whatever.

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(F) as it is a transfer to a revocable living trust.

PIN NO: 093-06-0A-151.00-CO

This Instrument Prepared By: REGINALD P. HARRION, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 22 day of June, 2023.

GRANTOR:

GREGG TVRDOVSKY

STATE OF MI
COUNTY OF Oakland

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, GREGG TVRDOVSKY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 22 day of June, 2023.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 11/1/28

ROY A. LUTTMANN
Notary Public, State of Michigan
County of Oakland
My Commission Expires Nov. 1, 2028
Acting in the County of Oakland

GRANTOR:

KIMBERLY J. TVRDOVSKY

STATE OF MI
COUNTY OF Oakland

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, KIMBERLY J. TVRDOVSKY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 22 day of June, 2023.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 11/1/28

ROY A. LUTTMANN
Notary Public, State of Michigan
County of Oakland
My Commission Expires Nov. 1 2028
Acting in the County of Oakland

OATH OF CONSIDERATION

STATE OF MI
COUNTY OF OAKLAND

The actual consideration or value, whichever is greater, for this transfer is TEN DOLLARS ($10.00).

Grantee:

GREGG A. TVRDOVSKY LIVING TRUST dated November 17, 2003

GREGG A. TVRDOVSKY, Trustee

Subscribed and sworn to under oath before me, this 22 day of June, 2027 by GREGG A. TVRDOVSKY, as Trustee of GREGG A. TVRDOVSKY LIVING TRUST dated November 17, 2003.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 11/1/28

ROY A. LUTTMANN
Notary Public, State of Michigan
County of Oakland
My Commission Expires Nov. 1, 2028
Acting in the County of Oakland

Grantee:

GREGG A. TVRDOVSKY LIVING TRUST dated November 17, 2003

KIMBERLY J. TVRDOVSKY, Trustee

Subscribed and sworn to under oath before me, this 22 day of June, 2027 by KIMBERLY J. TVRDOVSKY, as Trustee of GREGG A. TVRDOVSKY LIVING TRUST dated November 17, 2003.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 11/1/28

ROY A. LUTTMANN
Notary Public, State of Michigan
County of Oakland
My Commission Expires Nov. 1, 2028
Acting in the County of Oakland

EXHIBIT A

[Legal Description]

A certain condominium located in Davidson County, Tennessee, being Unit No. 1117 of Encore, a Residential Condominium, a Condominium Development established pursuanz 20080225-0018429, as amended in Instrument Numbers 20151203-0122000, 20170324-0029048 and 20181016-0102535; said Unit being depicted on Exhibit "C" to said Master Deed and the Master Deed establishing Encore, a Master Condominium of record in Instrument Number 20080226-0018425, as amended in Instrument Numbers 20111104-0086473, and 20111215-0097929, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof; together with a percentage interest in the common elements as set forth in said Master Deed. (Assigned Parking Space No. 20 for Unit 117.)

SUBJECT TO:

Subject to all m conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing n Horizontal Property Regime of Encore, a Residential Condominium of record in Instrument Number 20080225-0018429, as amended in Instrument Numbers 20151203-0122000, 20170324-0029048 and 20181016-0102535; said Unit being depicted on Exhibit "C" to said Master Deed and the Master Deed establishing Encore, a Master Condominium of record in Instrument Number 20080226-0018425, as amended in Instrument Numbers 20111104-0086473, and 20111213-0097929 and Attorney's Certificate recorded in Instrument No. 20080225-0018426; Charter for Encore Residential Condominium Association of record in Instrument Number 20080225-0018428; Charter for Encore Master Condominium Association of record in Instrument Number 20080225-0018424; Subject to all matters shown on the Plan of record as Instrument Number 20060411-0041760; Terms and conditions of the Rutledge Hill Redevelopment Plan of record in Book 7804, Page 983, Book 10512, Page 477 and Instrument No. 20060504-0051825; Restrictions set forth in Quit Claim Deed of record in Instrument Number 20060607-0067537; Notice of Land Use Restrictions of record in Instrument Number 20091214-0113967; Stormwater Quality Agreement of record in Instrument Number 20060406-0039472; Easement Agreement of record in Instrument Number 20120906-0080965; Income restrictions set forth in Warranty Deed filed of record in Instrument Number 20080409-0035941, all in the Register's Office for Davidson County, Tennessee.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20190516-0046240 on May 16, 2019.

PIN NO: 093-06-0A-151.00-CO

STREET ADDRESS: 301 Demonbreun Street, Unit 1117, Nashville, TN 37201

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Certificate of Authenticity

I, Shelley Bryant, 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 04/17/2023 06/22/2023.

Date

Shelley Bryant

Affiant Signature

7/05/2023 7/6/03

Date

State of FL

County of Hillsborough

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

Angela N. Guiler

Notary's Signature

My Commission Expires: Sept. 20, 2025

Date

Notary's Seal (if on paper)

Notary Public State of Florida
Angela N Guiler
My Commission
HH 156837
Exp. 9/20/2025