Karen Johnson Davidson County
Batch# 1037318 DEEDWARR
08/11/2023 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20230811-0062488

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-1862-TC

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $225,000.00.

Affiant

Subscribed and sworn to before me, this the 9th day of August, 2023.

Notary Public
My Commission Expires: 5-9-26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mircea Gaman 6680 Charlotte Pk, Unit K6 Nashville, TN 37209	Bank of Tennessee 100 MedTech Pkwy. Johnson City, TN 37604	102 07 0A 111.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Ethan F. Shy, a single man, and Daniel Randolph Shy, a married man as tenants in common with right of survivorship**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Mircea Gaman, unmarried man**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. K-6, on the Horizontal Property Regime for West Meade Condominium, as recorded in the Master Deed of record in Book 5923, Page 704, amended in Book 6277, Page 653, Book 7333, Page 415, Book 7333, Page 418, Instrument No. 20120724-0065040, which was corrected by Scrivener's Affidavit of record in Instrument No. 20120817-0074026 and Appointment of Substitute Trustee recorded in Instrument No. 20120307-0020068, and as shown on plat of record in Plat Book 5200, Page 430, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Ethan F. Shy, unmarried and Daniel Randolph Shy, married as tenants in common with right of survivorship, by Warranty Deed from Walter B. Anacker, married, of record in Instrument No. 20210921-0126675, in the Register's Office of Davidson County, Tennessee, dated September 17, 2021 and recorded on September 21, 2021.

Being the same property conveyed to Walter B. Anacker, an unmarried man, by Warranty Deed from Kathy Marie Karns, unmarried, of record in Instrument No. 20161020-0110854, in the Register's Office of Davidson County, Tennessee, dated October 14, 2016 and recorded on October 20, 2016.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest.

This is improved property located at: **6680 Charlotte Pike, #K6, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 do 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of August, 2023.

GRANTOR:

Ethan F. Shy

Daniel Randolph Shy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ethan F. Shy and Daniel Randolph Shy, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of August, 2023.

Notary Public
My Commission expires: 9-26-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 August 11, 2023 (date of document).

Affiant Signature

August 11, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 11th day of August, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023