THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P23-6527-WE

STATE OF TENNESSEE,
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 431,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August, 2023

Notary Public

MY COMMISSION EXPIRES 5-9-26

(AFFIX SEAL)

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 1039422 **DEEDWARR**
08/17/2023 10 51 47 AM 2 pgs
Fees $13 00 Taxes $1,594 70

20230817-0064217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO·	MAP-PARCEL NUMBERS
Myriam Abiyera Mwizerwa	NEW OWNER	
4200 West End Avenue Unit 302	7217 SUGARLOAF DRIVE	103-12-0A-014 00CO
Nashville, TN 37205	NASHVILLE, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Yvette D Phinder, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Myriam Abiyera Mwizerwa, married**

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.

Land in Davidson County, Tennessee, being Unit No 302 on the Plan of Harding House, of record in Plat Book 4675, page 60, revised in Plat Book 4860, page 82, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Harding House, a Condominium, a horizontal property regime established by Master Deed, Charter and By Laws of record in Book 4759, page 665, corrected in Book 4768, page 818, amended in Book 4979, page 944, Book 5572, page 149, corrected in Book 5898, page 767, said Register's Office

Being the same property conveyed to Minnie Berlin, unmarried and Bailey Berlin, unmarried by deed from Emily Magid, unmarried of record in Book 8651, page 233, Register's Office for Davidson County, Tennessee, dated June 11, 1992 and recorded June 12, 1992

Bailey Berlin having since died on October 6, 1 995, leaving a Last Will and Testament filed in Docket No 11P984, Probate Court for Davidson County, Tennessee for the purpose of establishing muniment of title to subject property. In accordance with the terms of said Will, subject property was devised to Minnie Berlin

Minnie Berlin having since died on July 10, 2018 leaving a Last Will and Testament filed for Probate in Docket No 18P1451, Probate Court for Davidson County, Tennessee In accordance with the terms of said Will, Terri Goodwin was named Executor of the Estate of Minnie Berlin

Being the same property conveyed to Yvette D Phinder, married by Warranty deed from Terri Goodwin, Executor of the Estate of Minnie Berlin, of record in Instrument Number 20190405-0031247, Register's Office for Davidson County, Tennessee, dated April 05, 2019 and recorded April 05, 2019. (Value or consideration shown in aforementioned deed $250,000 00)

Jose F Nunez, joins in this conveyance for the purpose of conveying any and all marital interest he may have in subject property as the spouse of Yvette D. Phinder.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record, (3) All easements of record; (4) All visible easements, (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **4200 West End Avenue Unit 302, Nashville, TN 37205**

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. 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 our hands this the 15 day of August, 2023.

Yvette D. Phinder
By: Isabella Nunez, attorney in fact
Yvette D Phinder
By: Isabella Nunez, Attorney in Fact

Jose F. Nunez
By. Isabella Nunez, attorney in fact
Jose F. Nunez
By: Isabella Nunez, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Isabella Nunez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Yvette D. Phinder,** as her Attorney in Fact, as the free act and deed of the within named **Yvette D. Phinder.**

Witness my hand and official seal this the 15 day of August, 2023

My Commission expires Jan 8, 2024

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Isabella Nunez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Jose F. Nunez,** as her Attorney in Fact, as the free act and deed of the within named **Jose F. Nunez.**

Witness my hand and official seal this the 15 day of August, 2023

My Commission expires Jan 8 2024

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON