Karen Johnson Davidson County
Batch# 1041418 DEEDWARR
08/22/2023 01:13:30 PM 3 pgs
Fees: $18.00 Taxes: $3,104.30
20230822-0065590

WARRANTY DEED

AMBRIA ELAINE FAULKNER
NOTARY PUBLIC
COMMONWEALTH OF KENTUCKY
COMM. # KYNP76895
MY COMMISSION EXPIRES AUGUST 03, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $839,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st DAY OF August, 2023.

Notary Public

MY COMMISSION EXPIRES: 08-03-2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Btown, LLC, a Kentucky Limited Liability Company	**NEW OWNER**	
(NAME)	(NAME)	
324 Liberty Pike #226		082 09 0Q 391.00
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(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, WE, **RONALD M. DAVIS AND ELIZABETH K. DAVIS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BTOWN, LLC, A KENTUCKY LIMITED LIABILITY COMPANY,** 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 located in Davidson County, Tennessee, being Unit No. 391 of Horizontal Property Regime of 4th and Monroe, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Horizontal Property Regime of 4th and Monroe of record in Instrument No. 20070619-0073328, amended in Instrument No. 20080122-0006730, Instrument No. 20080606-0058487; Instrument No. 20100625-0049730; Affidavit of Lost Assignment recorded in Instrument No. 20101116-0091680; Transfer of Declarant's Rights recorded in Instrument No. 20110128-0008010; Amended and Restated recorded in Instrument No. 20120824-0076410; Amendment to amended and restated recorded in Instrument No. 20130411-0035975; Instrument No. 20130718-0074552; Instrument No. 20150130-0009095 and Instrument No. 20160119-0004667, 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; said Unit being depicted on Exhibit D to said Amended and Restated Master Deed in Instrument No. 20120824-0076410; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit A-1 to said Amended and Restated Master Deed in Instrument No. 20120824- 0076410 and further amended in Instrument No. 20130718-0074552, said Register's Office.

Being the same property conveyed to Ronald M. Davis and Elizabeth K. Davis, Husband and Wife, by Special Warranty Deed from Nashten, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20131231-0131256, in the Register's Office of Davidson County, Tennessee, dated December 27, 2013 and recorded on December 31, 2013.

Kevin D. Montgomery herein signed as Attorney in fact for Ronald M. Davis and Elizabeth K. Davis. Said Power of Attorney is of record Instrument No. 20230731-0058715 in the Registers office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 391 Monroe St, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 21st day of August, 2023

Ronald M. Davis by Kevin D. Montgomery attorney in fact
RONALD M. DAVIS
BY: KEVIN D. MONTGOMERY, 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 Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Ronald M. Davis and acknowledged that he executed the same as the free act and deed of Ronald M. Davis.

Witness my hand and official seal this 21st day of August, 2023.

DAWN MICHELLE OSBORNE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-23-2025

Commission expires:

Notary Public

Witness my hand this 21st day of August, 2023

Elizabeth K. Davis by Kevin D. Montgomery attorney in fact
ELIZABETH K. DAVIS
BY: KEVIN D. MONTGOMERY, 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 Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Elizabeth K. Davis and acknowledged that he executed the same as the free act and deed of Elizabeth K. Davis.

Witness my hand and official seal this 21st day of August, 2023.

DAWN MICHELLE OSBORNE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-23-2025

Commission expires:

Notary Public

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 21, 2023 (date of document).

Jennifer L. Pennell

August 21, 2023
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 21st day of August, 2023.

Notary's Signature

My Commission Expires: April 23, 2024

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 23, 2024

Notary's Seal