Return To:

Lionsgate Title & Escrow, LLC
2721 Fairview Blvd., Suite 102
Fairview, TN 37062

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 3-24-27

(AFFIX SEAL)

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

DM-WRE-23-4303

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mark Pabon and Heather Pabon	New OWNERS	
(NAME)	(NAME)	**061 07 0B 203.00**
4303 Gallatin Pike #203		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRETT WISHON AND HANNAH WISHON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARK PABON AND HEATHER PABON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 203 of The Volta, 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 The Volta of record in Instrument Number 20190612-0056462 as Amended in Instrument No. 20210812-0108869, 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 thererof; said Unit being depicted on Exhibit B to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit E to said Master Deed.

Being the same property conveyed to Brett Wishon and Hannah Wishon, Husband and Wife, by Warranty Deed from Gallatin Pike Partners IV, General Partnership, Formerly Known as, Gallatin Pike Partners, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20200219-0018526, in the Register's Office of Davidson County, Tennessee, dated February 14, 2020 and recorded on February 19, 2020.

This conveyance is subject to:
- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of I.C. McMahan's Subdivision of Maplewood, Lands, as recorded in Plat Book 547, Page(s) 78.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Volta, a Condominium of record in Instrument No. 20190612-0056462, as amended by instrument(s) of record in Instrument No. 20210812-0108869; also subject to easements, rights and interests 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 building thereon.
- Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20150625-0060893.
- Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4319, Page 912.
- Easement for Public Street Right-of-Way, recorded in Instrument No. 20151006-0101843.
- Easement for Broadband Communications Services, recorded in Instrument No. 20180611-0055677.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4303 Gallatin Pike #203, Nashville, Tennessee 37216**.

Karen Johnson Davidson County
Batch# 1045694 DEEDWARR
09/05/2023 08:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20230905-0069031

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 1 DAY OF SEPTEMBER, 2023.

Brett Wishon by PH Attorney in Fact
Brett Wishon by Paul Hinman as Attorney-in-Fact

Hannah Wishon by PH Attorney in Fact
Hannah Wishon Paul Hinman as 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, PAUL HINMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BRETT WISHON AND HANNAH WISHON, and who acknowledged he/she/they executed the same as the free act and deed of the said BRETT WISHON AND HANNAH WISHON.

Witness my hand and official seal, this the 1st of September, 2023.

Dawn Martin
Notary Public
My Commission Expires: 10/2/23
(SEAL)

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Emily Prophet, 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 9.1.23 (date of document).

Affiant Signature

9.1.2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 1 day of September, 2023.

Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

Notary's Seal

