Karen Johnson Davidson County
Batch# 1046243 DEEDWARR
09/05/2023 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20230905-0069348




**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $355,000.00

Beverly Platt
AFFIANT

SUBSCRIBED AND SWORN TO ME ON 08/29/2023

NOTARY PUBLIC

MY COMMISSION EXPIRES 2/25/24

**THIS INSTRUMENT PREPARED BY**
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-4092

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>**If left blank please use the address of the new owner** | MAP-PARCEL |
|---|---|---|
| **Nicholas H. Meyer** | **NEW OWNER** | 093-06-0A-103-00 |
| 301 Demonbreun Street #911 | | |
| Nashville, TN 37201 | | |

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**Kim LeeAnn Bennett, Successor Trustee of Robert John Ely Revocable Living Trust**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Nicholas H. Meyer, a married man**

HEREINAFTER CALLED THE GRANTEE(S), 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 apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 911 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record as Instrument No. 20080225-0018429 and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425, Register's Office for Davidson County, Tennessee, to which referenced is made for a more complete description.

Being the same property conveyed to Robert John Ely, Trustee of the Robert John Ely Revocable Living Trust by Quitclaim Deed from Robert Ely, dated 01/02/2019, recorded 01/15/2019, of record in Instrument Number 20190115-0004003, of the Public Records of Davidson County, Tennessee.

Property Address: 301 Demonbreun Street #911 Nashville, TN 37201

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is improved property known as 301 Demonbreun Street #911 Nashville, TN 37201

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on August 29, 2023}.

Robert John Ely Revocable Living Trust

By: Kim LeeAnn Bennett, Successor Trustee

Kim LeeAnn Bennett, Successor Trustee

**STATE OF TENNESSEE**

**COUNTY OF MAURY**

Personally appeared before me, a Notary Public of said County and State, Kim LeeAnn Bennett, Successor Trustee of Robert John Ely Revocable Living Trust, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this August 29, 2023.

Delayna Sisk

Notary Public

DELAYNA SISK
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
Feb. 25, 2024
COUNTY OF MAURY

My Commission Expires: 02/25/2024

**File #: 2023-4092**

**RECORD & RETURN TO:**

**CLOSED NASHVILLE, LLC**

**278 Franklin Road, Suite 160**

**Brentwood, TN 37027**

# TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 September 1, 2023.

J. Carlton Drumwright

September 1, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 1, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY