Karen Johnson Davidson County
Batch# 1047444 DEEDWARR
09/07/2023 01:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20230907-0070315

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20238621

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$499,999.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 6 day of September, 2023.

Notary Public
My Commission Expires: 3/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

THIS INDENTURE, made this _____ day of September, 2023, among:

DARRYL WATSON AND SHANNON WATSON, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

GORDON B. BURTON AND KIMBERLY D. BURTON, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the **"Grantee"**).

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 1407, together with the appurtenant common elements, of Encore, a Residential Condominium, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Encore, a Residential Condominium, of record in Instrument No. 20080225-0018429, as amended in Instrument No. 20151203-0122000, Instrument No. 20170324-0029048 and in Instrument No. 20181016-01022535, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being also depicted on the site-plan of Encore, a Residential Condominium, attached as Exhibit to said Master Deed, as amended. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Encore, a Residential Condominium provided in said Master Deed, as amended, together with the By-Laws appended thereto, the aforementioned Site-Plan, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Darryl Watson and Shannon Watson, husband and wife by deed from Danny L. Thompson and Robyn A. Thompson, husband and wife, dated September 16, 2021, of record in Instrument No. 20210928-0129896, Register's Office for Davidson County, Tennessee.

This property being known as 301 Demonbreun Street, #1407, Nashville, TN 37201.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Darryl Watson

Shannon Watson

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Darryl Watson and Shannon Watson**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2026

Notary Public
My Commission Expires:_____

Owner Name & Property Address:

Name: Gordon B. Burton and Kimberly D. Burton
Address: 301 Demonbreun Street, #1407
City, State, Zip: Nashville, TN 37201

Responsible Party For Taxes:

Name: Gorden and Kimberly Burton
Address: 1524 Edgewater Lane
City, State, Zip: Clarksville, TN 37043

Tax ID: 093-06A-203.00

Certificate of Authenticity

I, Joshua A. Terry, 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 9/1/2023.

Affiant Signature – Joshua A. Terry

9/6/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/6/2023.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON