Karen Johnson Davidson County
Batch# 1047590 DEEDWARR
09/08/2023 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $3,034.00
20230908-0070500

Name and Address of New Owner:
Nathaniel P. Neely
415 Church Street
#1915
Nashville, TN 37219

Send Tax Bills To:
~~New Owner~~ 204 Maple Avenue
Oil City, PA 16301

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 093061J15200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **James M. German**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Nathaniel P. Neely**, "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1915 of Viridian, 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 Viridian Condominiums of record in Instrument No. 20061004- 0122833, amended in Instrument No. 20061004-0122834 and Instrument No. 20070711-0082578, 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 establishing over, through or upon the land embracing the regime and buildings thereof to said Master Deed. .

Being the same property conveyed to James M. German by Warranty Deed from Paul A. Craig and Dorothy V. Craig, husband and wife, dated May 14, 2018, of record in Instrument No. 20180518-0047638, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 6 day of September, 2023.

James M. German (SEAL)

James M. German

STATE OF TENNESSEE
COUNTY OF Henderson

On this 6 day of September, 2023, before me personally appeared James M. German, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6 day of September, 2023.

Notary Signature
My commission expires: 06/28/2027

MALLORY McCOLLUM LOWERY STATE OF TENNESSEE NOTARY PUBLIC HENDERSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $820,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Notary Signature
My commission expires: 01-06-25

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, John M. Wells, do hereby make oath that I am a licensed attorney and/or 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 8, 2023.

Affiant

Date: 9/08/23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me this 8th day of September, 2023.

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY