(1)

Send Tax Statements To:
New Owner
213 W. Canebrake Blvd
Hattiesburg, MS 39402

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Name and Address of New Owner:
Lawrence J. Leader
415 Church Street, Units 1301 & 1303
Nashville, TN 37219

From Information Furnished By
The Parties

Map and Parcel 093-06-1J-048.00 UNIT1301
093-06-1J-050.00 UNIT 1303

STATE OF TENN

COUNTY OF DA

Karen Johnson Davidson County
Batch# 1051947 DEEDWARR
09/20/2023 10:25:30 AM 4 pgs
Fees: $23.00 Taxes: $5,476.00
20230920-0073867

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **JEFFREY CUNNINGHAM**, has this day bargained and sold and does hereby transfer and convey unto, **LAWRENCE J. LEADER AND NANCY N. LEADER, HUSBAND AND WIFE,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Nashville, and being described as follows, to-wit:

Being certain condominium apartments known as Unit No. 1301 and Unit No. 1303, in the Plan of Viridian Condominiums, a Horizontal property Regime, of record in Instrument No. 20061004-0122833, and Addendum of record in Instrument No. 20061004-0122834, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeffery Cunningham by Warranty Deed from William Mark Dixon a/k/a W. Mark Dixon, unmarried, of record in Instrument No. 20180427-0040013, Register's Office for Davidson County, Tennessee, dated April 26, 2018, and recorded on April 27, 2018.

Jeffery Cunningham a/k/a Jeffrey Cunningham are one and the same person.

This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions contained in instrument of record in Book 7423, Page 374, Book 8027,page 865 revised in Book 9208, page 613 and Instrument No. 20050124-0008719, Instrument No 20061004-0122833, amended in Instrument No. 20061004-0122834, Instrument No. 20070711-0082578, Instrument No. 20100616-0046702, Instrument No. 20111006-0077592, Instrument No. 20120802-0068536, and Instrument No. 20140128-0007721, Instrument No. 20140530-0046816, and 20171002-0100849 and Instrument No, 20180510-0045059, Instrument No. 20191211-0127973, Instrument No. 20210224-0022602, Instrument No. 20210316-0034923, Instrument No. 20210504-0059486 and Instrument No. 20210527-0071781, Instrument No. 20041103-0132449, Attorneys Certificate Instrument No. 20061004-0122836, Instrument No. 20190819-0083016, Instrument No. 20220601-0063430, Instrument No. 20220413-0042759, Instrument No. 20220322-0032699 and Instrument No. 20220609-0065739 and Instrument No. 20230518-0037490; Charter for HOA in Instrument 20061004-0122835; Conveyance of Metropolitan Nashville Alley No. 66 according to the Official Street and Alley Acceptance and Maintenance Map of the Metropolitan Government of Nashville and Davidson County as enacted by Ordinance No. BL2003-63 by Viridian Development Company, LLC in Quitclaim Deed in Instrument 20060928-0120210; Easement Agreement on a certain parcel of real property formerly known as Metropolitan Nashville Alley No. 66 and abandoned pursuant to Metropolitan Ordinance No. BL2005-570 by and between 401 Church Street LLC and Viridian Development Company, LLC in Instrument 20060928-0120211; Agreement and Release by and between 401

Church Street LLC and Viridian Development Company, LLC in Instrument 20060928-0120212; Stormwater Quality Agreement in Instrument 20040916-0111454; Reciprocal Easement and Agreement in Instrument 20041103-0132451; Capitol Mall Redevelopment Project Plan as set out in Ordinance of the Metropolitan Government referenced in Book 10512, page 464, and Instrument 20020626-0076795; Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel; Subject to rights of others in and to the common areas and/or elements; Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof, and to any and all matters shown on said plat and survey of record in Instrument No. 20061004-0122833, and Addendum of record in Instrument No. 20061004-0122834; all of said Register's Office.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

This property is investment property and was never the primary residence of the Grantors.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **LAWRENCE J. LEADER AND NANCY N. LEADER, HUSBAND AND WIFE,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2023 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 7th day of September, 2023.

~~Jeffrey~~ Cunningham
~~xxxxx~~
DL Jeffrey

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

*Jeffrey
Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, ~~Jeffxx~~* ~~xxxxx~~ Cunningham and , the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Office, ~~this~~ the 7th day of September, 2023.

DIONNE CARVER
TENNESSEE NOTARY PUBLIC
My Comm Exp. Dec 21, 2024
COUNTY OF WILLIAMSON

NOTARY PUBLIC
My Commission Expires: 12/21/2024

A F F I D A V I T

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,480,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 7th day of September, 2023.

NOTARY PUBLIC
My Commission Expires: 12/21/2024

DIONNE CARVER
TENNESSEE NOTARY PUBLIC
My Comm Exp. Dec 21, 2024
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, **Sheri Morgan**, do hereby make an 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 **09/07/2023.**

Name: **Sheri Morgan**
Title: **President**
Date **09/13/2023**

STATE OF Tennessee
COUNTY OF **Rutherford**

Sworn to and subscribed before me on **09/13/2023.**



Notary Public: **Brandie A Phillips**
My Commission Expires: **05/18/2024**
Commission #: **na**