Name and Address of New Owner:
Danny Brice Roberts
2115 Yeaman Place #407
Nashville, TN 37206

Send Tax Bills To: PNC Bank, N.A.
~~New Owner~~ P.O. Box 77021
Chicago IL 60677-1021

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

Map & Parcel No: 082150A07300CO

Karen Johnson Davidson County
Batch# 1060062 **DEEDWARR**
10/12/2023 02.31 23 PM 2 pgs
Fees $13.00 Taxes $1,217 30
20231012-0080090

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, **Bruce Garth, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Danny Brice Roberts, unmarried,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A Condominium Apartment in Davidson County, Tennessee, being Unit No 407 together with Parking Space 174 of 5th and Main Condominiums, a Horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "C" to the Master Deed of record in Instrument No. 20060630-0078751, Instrument No. 20060630-0078752, amended in Instrument No. 20070104-0001656, Instrument No. 20070424-0048607, Instrument No. 20080411-0036927, Instrument No 20080512-0048553, Instrument No. 20081120-0114262, Instrument No. 20110921-0073283, Instrument No. 20111129-0092827, Instrument No 20120409-0030284, Instrument No 20120820-0074741, Instrument No 20121017-0095419, Instrument No 20130911-0096032, Instrument No 20140804-0069914, Instrument No 20161222-0134731, Instrument No 20200714-0076798, Instrument No. 20210526-0071635, and Instrument No. 20220823-0095272, in the Register's office for Davidson County, Tennessee.

Being the same property conveyed to Bruce Garth by Warranty Deed from Joshua James Escue and Roman Michal Mrozowski, a married couple, dated June 7, 2019, of record in Instrument No. 20190610-0054987, said Register's Office.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2023 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 2115 Yeaman Place #407, Nashville TN 37206

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 10th day of October, 2023

Bruce Garth (SEAL)
Bruce Garth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of October, 2023, before me personally appeared Bruce Garth, 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 10th day of October, 2023

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

Notary Signature
My commission expires:

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 $329,000 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 10th day of October, 2023.

Notary Signature
My commission expires

SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024