Karen Johnson Davidson County
Batch# 1064625 DEEDWARR
10/25/2023 09 39 51 AM 2 pgs
Fees $13 00 Taxes $1,350 50
20231025-0083481

WARRANTY DEED

HILLARY MONROE SMITH · STATE OF TENNESSEE · NOTARY PUBLIC · DAVIDSON COUNTY · My Commission Expires 02-02-2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $365,000 00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 24TH DAY OF ~~OCTOBER~~, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R Vanderpool, P C , 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 23-3018LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Julianna M Kersten	NEW OWNER	104 04 0E 400 00
1101 18th Avenue South, 400		
Nashville, TN 37212		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JAMES A. BINION AND SHEILA G. MEADOWS, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JULIANNA M. KERSTEN, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT

SEE EXHIBIT "A"

This is improved property known as 1101 18th Avenue South, 400, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), their heirs and/or 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 our hand on the 24th day of October, 2023

James A Binion

Sheila G Meadows

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, JAMES A BINION AND SHEILA G MEADOWS, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Franklin, Tennessee, this 24th day of October, 2023

Notary Public

My Commission Expires 2-19-2024

JIM R VANDERPOOL · STATE OF TENNESSEE · NOTARY PUBLIC · WILLIAMSON COUNTY · My Commission Expires 02-19-2024

23-3018LA

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit 400, 1101 Eighteenth Avenue, South, as shown in Master Deed recorded at Instrument No 20060807-0096688, rerecorded at Instrument No 20060817-0101760, and amended in Instrument No 20090624-0058837, in the Register's Office of Davidson County, Tennessee

Parking space number 32 is included as an appurtenance to this unit This appurtenance is deeded with the unit and is not transferable in any fashion except with a transfer of the unit

Being the same property conveyed to James A Binion, husband and wife, Sheila G Meadows, by Warranty Deed from Martin H Heflin, Managing Member of 1101 Eighteenth Partners, LLC, a Tennessee Limited Liability Company, of record in Instrument No 20071010-0120607, in the Register's Office for Davidson County, Tennessee, dated October 5, 2007 and recorded on October 10, 2007

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record

1 Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq

2 Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 1101 Eighteenth Avenue Condominium of record in Instrument No 20060807-0096688, re-recorded in Instrument No 20060817-0101760, as amended by instrument(s) of record in Instrument No 20090624-0058837, also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon

3 Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No 20060120-0007524

4 Easement recorded in Instrument No 20191029-0110668

5 Stormwater Detention Agreement as set forth in instrument recorded in Instrument No 20060120-0007509

6 Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No 20071010-0120355

7 An Application to Combine Parcels recorded in Instrument No 20060213-0017351