Karen Johnson Davidson County
Batch# 1067038 DEEDWARR
11/01/2023 10:56:30 AM 4 pgs
Fees: $23.00 Taxes: $1,794.50
20231101-0085416

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37894-10-2023**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $485,000.00. Affiant Subscribed and sworn to before me this 31st day of October, 2023. Notary Public My Commission Expires:

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

WARRANTY DEED

Address New Owner: Cole Jameson Durant 807 18th Avenue South #212 Nashville, TN 37203	**Send Tax Bills To:** Ally Bank 601 S. Tryon St. STE100 Charlotte, NC 28202-2028	**Tax Information:** Map and Parcel No.: 092160C21200CO

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, **Fernando P. Polack, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cole Jameson Durant, unmarried** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 807 18th Avenue South #212, Nashville, TN 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of October, 2023.

Fernando P. Polack

Fernando P. Polack

STATE OF ~~TENNESSEE~~ Texas RF

COUNTY OF Harris

Before me, the undersigned authority, on this day virtually appeared Fernando P. Polack, proved to me through PASSPORT, to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that said person executed the same for the purposes and consideration therein expressed. This notarial act was an online notarization.

Given under my hand and seal of office this 26th day of October, 2023.

NOTARY PUBLIC STATE OF TEXAS

Roosevelt Flahnma

ID NUMBER
132722990
COMMISSION EXPIRES
October 12, 2024

NOTARY SEAL

Roosevelt Flahnma

Notary Public Roosevelt Flahnma
Notary Public, State of Texas
Notarized online using audio-video communication

DIGITAL CERTIFICATE

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 212, 807 Eighteenth Avenue, as established under Master Deed in Instrument No. 20041214-0148798, as amended in Instrument No. 20041216-0149823, Instrument No. 20050504-0050222, Rerecorded in Instrument No. 20060109-0003220, Instrument No. 20051123-0142078 and Instrument No. 20070509-0055940, as further described on Plan of record attached to said Master Deed as "Exhibit E" in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Parking Space #11 is included as an appurtenance to this Unit in the Third Amendment to the Master Deed of record in Instrument No. 20051123-0142078, said Register's Office. 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 Fernando P. Polack and Mariana P. Levy-Polack, Husband and Wife, by Warranty Deed from Ted B. Clark, Unmarried, of record in Instrument No. 20090306-0020313, in the Register's Office of Davidson County, Tennessee, dated March 03, 2009 and recorded on March 06, 2009. The said Fernando P. Polack and Marian P. Levy-Polack having since divorced. By Quitclaim dated October 26, 2023, of record in Instrument No. 20231027-0084100 Register's Office for Davidson County, Tennessee, Mariana Paula Levy, formerly known as Mariana P. Levy-Polack, conveyed title to the subject property to Fernando P. Polack, unmarried.

This conveyance is made subject to:

1. 2023 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
3. Any lien or rights to a lien, for labor, services or materials imposed by law and not shown by the Public Records.
4. Any claims to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.
5. Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.
6. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
7. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 807 Eighteenth Avenue Condominium of record in Instrument No. 20041214-0148798, as amended by instrument(s) of record in Instrument No. 20041216-0149823, Instrument No. 20050504-0050222, Rerecorded in Instrument No. 20060109-0003220, Instrument No. 20051123-0142078 and Instrument No. 20070509-0055940; 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.
8. Easement recorded in Instrument No. 20050420-0044082.
9. Easement for Broadband Communications Services, recorded in Instrument No. 20190628-0062917.Resolution of Board of Directors 807 Eighteenth Avenue Homeowners Association, Inc. recorded in Instrument No. 20080314-0026174.

Tennessee Certification of Electronic Document

I, George Mudter, 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 10/26/23 (date of document).

Affiant Signature

10/26/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of October, 2023

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY