Karen Johnson Davidson County
Batch# 1068047 DEEDWARR
11/02/2023 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $6,012.50
20231102-0086015

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230845636**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,625,000.00 Affiant Subscribed and sworn to before me, this 1st day of November, 2023. Notary Public My Commission Expires: 11.2.26

SYDNEY WATERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Michael L. Sligar 1202 7th Avenue North Nashville TN 37208	Send Tax Bills To: **Bank of America** **4500 Amon Carter Blvd.** **Fort Worth, TX76155**	Tax Information: Tax Parcel ID No. 082 13 0I 003.00

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, **Mark D. Langlais, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael L. Sligar , a married man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 3 on the plan of 7th and Madison, as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions for 7th and Madison, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20180302-0020097, as amended and restated in Instrument No. 20181120-0114406, 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 Mark D. Langlais, an unmarried man, by Special Warranty Deed from Mainland Germantown, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190729-0074406, in the Register's Office of Davidson County, Tennessee, dated July 17, 2019 and recorded on July 29, 2019. Jennifer Langlais joins in this conveyance for the purpose of conveying all right, Title, and interest they may have in and to the above described property as Spouse of Mark D. Langlais.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2024 and thereafter, not yet due and payable.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of D. T. McGavock's First Addition, as recorded in Plat Book 10, Page 606.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180302-0020097, as amended and restated in Instrument No. 20181120-0114406.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 9183, Page 130 as amended in Book 11625, Page 280.

Covenants, Conditions and Restrictions as set forth in Declaration of Restictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20170726-0075599.

Easement for Tennessee Conservation, recorded in Book 6210, Page 39.

Agreement for Dedication of Public Right of Way as set forth in instrument recorded in Instrument No. 20171220-0129367.

This is improved property located at 1202 7th Avenue North Nashville TN 37208

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 1st day of November, 2023.

Mark D. Langlais

Jennifer Langlais

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark D. Langlais and Jennifer Langlais, 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, at office, this 1st day of November, 2023.

SHIRA KINGRAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 8TH, 2025

Notary Public
My Commission Expires: _____

Certificate of Authenticity

I, Nick Harris, 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 **November 1, 2023**.



Affiant Signature

11/1/23

Date

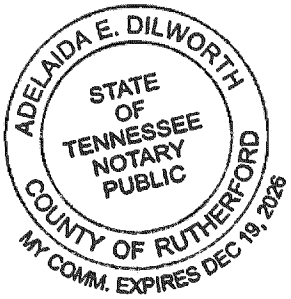
State of Tennessee

County of Williamson

Sworn to and subscribed before me this **1st** day of **November**, 20**23**.



Notary's Signature



My Commission Expires: _____

Date