Karen Johnson Davidson County
Batch# 1071170 DEEDWARR
11/13/2023 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,174.75
20231113-0088511

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21716-RR

STATE OF ~~TENNESSEE~~ TMT New York
COUNTY OF Jefferson

The actual consideration or value, whichever is greater, for this transfer is $317,500.00.

Elwyn G. Voss
Affiant

Subscribed and sworn to before me, this the ~~9th~~ 8TH day of November, 2023 TMT

Tanisha McLaren-Thompson
Notary Public, State of New York
Reg. No. 01MC6422801
Qualified in Jefferson County
Commission Expires September 27, 2025

Notary Public
My Commission Expires: 09.27.2025

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Renato Monteiro Pereira and Maria Griselda Schumann Pereira<br><br>**904 Governors Court<br>Nashville, TN 37013** | New Owner | 181 05 0A 904.00 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Elwyn G. Voss, of The Elwyn G. Voss Self Employed Profit Sharing Plan**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Renato Monteiro Pereira and Maria Griselda Schumann Pereira, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 904 on the Plan of Mill Ridge Townhomes, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq, as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions, and Restrictions of Mill Ridge Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180222-0017114, as Attorney's Certificate recorded in Instrument No. 20190726-0073874, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto as Exhibit "B". Reference is hereby made to the Plan of Mill Ridge Townhomes, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20180222-0017114, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Elwyn G. Voss, Trustee of the Elwyn G. Voss Self-Employed Profit Sharing Plan u/a/d April 30, 2010, by Special Warranty Deed from Craighead Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20190510-0043857, in the Register's Office of Davidson County, Tennessee, dated May 09, 2019 and recorded on May 10, 2019.

This conveyance is made subject to 1) Property taxes for the year 2024, and thereafter, a lien not yet due and payable.

The2023 taxes have been prorated between the parties as of the date of this instr ument, with the Grantee paying his/her/their prorated share thereof to the Grant or who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

This is improved property located at: **904 Governors Court, Nashville, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 9th day of November, 2023.

GRANTOR:

The Elwyn G. Voss Self Employed Profit Sharing Plan

By: Elwyn G. Voss
Elwyn G. Voss

STATE OF ~~TENNESSEE~~ TMT New York
COUNTY OF Jefferson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Elwyn G. Voss, the within named bargainor(s), ~~with whom I am personally acquainted (or~~ TMT proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the of Elwyn G. Voss of The Elwyn G. Voss Self Employed Profit Sharing Plan, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this ~~9th~~ BTW TMT day of November, 2023.

Notary Public
My Commission expires: 09.27.2025

Tanisha McLaren-Thompson
Notary Public, State of New York
Reg. No. 01MC6422801
Qualified in Jefferson County
Commission Expires September 27, 2025

# TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 8, 2023.

Affiant Signature

11/8/2023
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 8 day of November, 20 23.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY