PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Karen Johnson Davidson County
Batch# 1075644 DEEDWARR
11/28/2023 10:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20231128-0091754

Ivey Title, LLC Ref: (DL) Title No.: 63445
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Antonio Turner 3818 West End Avenue #110 Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 104090K11000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$375,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Pembroke, LLC**, a Tennessee limited liability company, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Antonio Turner, unmarried man,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 110 Building "C" of The Montclair, a horizontal proeprty regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6900, page 954, and as set forth in Exhibit "B" to the Master Deed of record in Book 7332, page 380, amended in Book 7902, page 113, Inst. No. 20021231-0162451 and Inst. No. 20030113-0005471, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Pembroke, LLC, by Warranty Deed from Stephanos Stroop, a married man, dated January 29, 2021 and recorded on February 1, 2021, of record in Inst. No. 20210201-0013854, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2024, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, page 954, and as set forth in Exhibit "B" to the Master Deed of record in Book 7332, page 380, amended in Book 7902, page 113, Inst. No. 20021231-0162451 and Inst. No. 20030113-0005471, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 7332, page 380, amended in Book 7902, page 113, Inst. No. 20021231-0162451 and Inst. No. 20030113-0005471, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; Charter of Montclair Condominium Association, Inc., of record in Book 7887, page 462, said Register's Office; All matters shown on Book 6900, page 954, said Register's Office; Reservation by grantor of an easement for ingress and egress contained in the Warranty Deed from Leah Fleisman Sonnenfield to Thomas E. Ledford, Trustee, of record in Book 6846, page 833, Register's Office for Davidson County, Tennessee, as confirmed and corrected by Deed of Confirmation and Correction of record in Book 6881, page 926, and by Second Deed of Confirmation and Correction, of record in Book 7902, page 109, said Register's Office; Easement granted by Montclair Condominiums Association, Inc. to Leah Fleisman Sonnenfield and BancBoston Mortgage Corporation, of record in Book 7902, apge 145, Register's Office for Davidson County, Tennessee.

This is improved property, known as 3818 West End Avenue, # 110, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of November, 2023.

Pembroke, LLC

By: _____
M'Lissa Stroop, Member

By: _____
Stephanos Stroop, Member

State of Tennessee

County of Davidson

Before me, the undersigned, personally appeared, **M'Lissa Stroop and Stephanos Stroop,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **all the members** (or other officer authorized to execute this instrument) of **Pembroke, LLC**, the within named bargainor, a member managed limited liability company, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the limited liability company as such officer.

Witness my hand and official seal, at office in Davidson County Tennessee this the 27th day of November, 2023

My Commission Expires: _____

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $375,000.00.

Affiant

Sworn and subscribed before me this 27th day of November, 2023

Notary

My Commission Expires: 5/20/26

TAMMY SHATTUCK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 11/27/2023 (date of document).

Regina Sullo
Affiant Signature

November 28, 2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 28th day of November, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

