NEW OWNER:
Daniel Lloyd Loveday
1350 Rosa L. Parks Blvd #345
Nashville, TN 37208

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 23-410

MAP & PARCEL
081 12 0T 345.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 1076590 DEEDWARR
11/30/2023 08:15:30 AM 4 pgs
Fees: $23.00 Taxes: $1,554.00
20231130-0092301

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **FOUR HUNDRED TWENTY THOUSAND AND 00/100 DOLLARS ($420,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Christian David Artz, an unmarried man** ("Grantors") has this day bargained and sold and by these presents does hereby transfer and convey unto **Daniel Lloyd Loveday, a single man** ("Grantees"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 345, Werthan Lofts IV and V Condominiums, Phase V, as established under Master Deed of record in Instrument No. 20070117-0006776, corrected by Scrivener's Affidavit recorded at Instrument No. 20090421-0036270. amended at Instrument No. 20071220-0146056, corrected by Scrivener's Affidavit recorded at Instrument No. 20080118-0006036 amended at Instrument Nos. 20080211-0013846, 20110609-0044280, Scrivener's Affidavit recorded at Instrument No. 20150205-0011062. 20110713-0053571, 20120723-0064381. 20131230-0130918. 20140725-0066210 and 20150225-0016078, in the Register's Office, Davidson County. Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Christian David Artz by Warranty Deed from John Whaling, married of record as Instrument No. 20190711-0067748 in the Register's Office for Davidson County, Tennessee, dated June 25, 2019 and recorded on July 11, 2019.

For Information Only: Being Parcel 081 12 0T 345.00
Being also known as 1350 Rosa L Parks Boulevard #345, Nashville, TN 37208.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, his heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 28th day of November, 2023.

Christian David Artz

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Christian David Artz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of November, 2023.

NOTARY PUBLIC

My commission expires: 5-21-25

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

202311300092301

****

The actual consideration or value, whichever is greater, for this transfer is $ **420,000.00**.

AFFIANT

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

NOTARY PUBLIC

My commission expires: 5-21-25



Tennessee Certification of Electronic Document

I, Todd A. Tressler, II, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on November 28, 2023.

Affiant Signature

07-25-23

Date

State of TENNESSEE

County of WILSON

Sworn to and subscribed before me on this 25th day of July, 2023.

Notary Signature

My Commission Expires: 06-28-25

NOTARY'S SEAL:

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY