Karen Johnson Davidson County
Batch# 1079433 DEEDWARR
12/06/2023 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $3,644.50
20231206-0094462

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 231146314**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $985,000.00. McKenna Pepper Affiant Subscribed and sworn to before me, this 4th day of December, 2023. Carmen Coats Notary Public My Commission Expires: **3-3-2026**

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

WARRANTY DEED

Address New Owner: Paul A. Rossouw and Cristi C. Rossouw 301 Demonbreun Street #814 Nashville TN 37201	Send Tax Bills To: NEW OWNER	Tax Information: Tax Parcel ID No. 093 06 0A 088.00

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, **William P. Hegmann and Judy Lea Hegmann, Trustees of the Hegmann Revocable Trust u/a/d August 19, 2013** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Paul A. Rossouw and Cristi C. Rossouw, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 814 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record as Instrument No. 20080225-0018429 and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to William P. Hegmann and Judy Lea Hegmann, Trustees of the Hegmann Revocable Trust u/a/d August 19, 2013, by Warranty Deed from John H. Jolly Jr., unmarried, of record in Instrument No. 20220630-0075809, in the Register's Office of Davidson County, Tennessee, dated June 28, 2022 and recorded on June 30, 2022.

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 2023 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 Consolidation Plat of Encore, as recorded in Instrument No. 20060411-0041760.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Encore, a Master Condominium of record in Instrument No. 20080225-0018425; Attorney's Certificate recorded in Instrument No. 20080225-0018426; Amendment recorded in Instrument No. 20111104-0086473 and Instrument No. 20111215-0097929; 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.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into

the Master Deed establishing Encore, a Residential Condominium of record in Instrument No. 20080225-0018429; Attorney's Certificate recorded in Instrument No. 20080225-0018430; Amendment recorded in Instrument No. 20151203-0122000, Instrument No. 20170324-0029048, Instrument No. 20181016-0102535 and Instrument No. 20230731-0058841; 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.

Covenants, Conditions and Restrictions as set forth in Notice of Land Use Restrictions recorded in Instrument No. 20091214-0113967.

Easement recorded in Instrument No. 20120906-0080965.

Stormwater Quality Agreement as set forth in instrument recorded in Instrument No. 20060406-0039472.

Rutledge Hill Redevelopment Plan, as set out in the following ordinances of the Metropolitan Council: 86-1131 as amended by Ordinance Nos. 87-1695, 91-1520, 97-754, 97-755, and BL 2005-875 (also recorded as Instrument No. 20060504-0051825, Register's Office for Davidson County, Tennessee).

This is improved property located at 301 Demonbreun Street #814 Nashville TN 37201

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 4th day of December, 2023.

Hegmann Revocable Trust u/a/d August 19, 2013

Trustee
BY: William P. Hegmann, Trustee

Judy L Hegmann, Trustee
BY: Judy Lea Hegmann, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William P. Hegmann and Judy Lea Hegmann, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees for Hegmann Revocable Trust u/a/d August 19, 2013, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 4th day of December, 2023.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **December 4, 2023** (date of document).

Affiant Signature

December 6, 2023

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 6th day of December, 2023.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25