Karen Johnson Davidson County
Batch# 1082675 DEEDWARR
12/15/2023 03:16:30 PM 4 pgs
Fees: $23.00 Taxes: $2,460.50
20231215-0097049

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37961-11-2023**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $665,000.00. Affiant Subscribed and sworn to before me this 15th day of December, 2023. Notary Public My Commission Expires: 7/17/27

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Auslander Family Trust 1005 Coast View Drive Laguna Beach, CA 92651	**Send Tax Bills To:** Dale Auslander, Linda Auslander 1005 Coast View Drive Laguna Beach, CA 92651	**Tax Information:** Map and Parcel No.: 093060A21400CO

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, **Edward Cox and Jennifer Cox, husband and wife** ("Grantors"), has this day bargained and sold, and does hereby transfer and convey to **Dale R. Auslander and Linda Auslander, Trustees of the Auslander Family Trust u/a/d February 27, 2002** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 301 Demonbreun St. #1418, Nashville, TN 37201.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 15th day of December, 2023.

Edward Cox

Jennifer Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Edward Cox and Jennifer Cox, 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 15th day of December, 2023.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

A certain condominium located in Davidson County, Tennessee, being Unit No. 1418 of Encore, a Residential Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq, of the Tennessee Code Annotated, under the Master Deed establishing Encore, a Residential Condominium of record in Instrument No. 20080225-0018429, amended in Instrument No. 20151203-0122000 and Instrument No. 20170324-0029048 and Master Deed for Encore, a Master Condominium of record in Instrument No. 20080225-0018425, amended in Instrument No. 20111104-0086473; and amended in Instrument No. 20111215-0097929, in the Register's Office for Davidson County, Tennessee, said Unit being depicted on Exhibit "C" to said Master Deed of Encore, a Residential Condominium as recorded in Instrument No. 20080225-0018429; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "B" to said Master Deed.

Being the same property conveyed to Edward Cox and Jennifer Cox, husband and wife, by deed dated July 15, 2015 from Drew Latimer and Jennie Latimer, husband and wife, of record in Instrument No. 20150716-0069778, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2023 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. General or special taxes and assessments required to be paid in the year 2024 and subsequent years.
3. Restrictive covenants contained in an instrument of record in Instrument No. 20060607-0067537 and Instrument No. 20091214-0113967, Register's Office for Davidson, County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Encore Residential Condominium, of record in Instrument No. 20080225-0018429, amended in Instrument No. 20151203-0122000, Instrument No. 20170324-0029048, and Instrument No. 20181016-0102535, Register's Office for Davidson County, Tennessee.
5. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Encore Master Condominium, of record in Instrument No. 20080225-0018425 as amended in Instrument No. 20111104-0086473 and Instrument No. 20111215-0097929, Register's Office for Davidson County, Tennessee.
6. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
7. All matters appearing on the Plan of record as Instrument No. 20060411-0041760, Register's Office for Davidson County, Tennessee.
8. Easement Agreement of record in Instrument No. 20120906-0080965, Register's Office for Davidson County, Tennessee.
9. Storm Quality Control Agreement of record in Instrument No. 20060406-0039472, Register's Office for Davidson County, Tennessee.
10. Terms and conditions of the Rutledge Hill Redevelopment Plan of record in Book 7084, page 983 as amended by Metropolitan Ordinance Nos. 087-1695, 091-1520, 097-754, of record in Book 10512, page 477, Register's Office for Davidson County, Tennessee and Ordinance Nos. 097-755 and BL 2005-875, of record in Instrument No. 20060504-0051825, Register's Office for Davidson County, Tennessee.
11. Attorney's Certificate of record in Instrument No. 20080225-0018426 and Instrument No. 20080225-0018430, Register's Office for Davidson County, Tennessee.
12. Terms and conditions of that Lease Agreement dated November 7, 2003 by and between AmSouth Bank, Trustee of the Amended and Restated Revocable Trust of Mildred Hudgins, Lessor, and American Constructors, Inc., Lessee, as amended by First Amendment to Lease Agreement dated January 23, 2004.

Tennessee Certification of Electronic Document

I, George Mudter, 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 12/15/23 (date of document).

Affiant Signature

12/15/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of December, 2023.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY