Karen Johnson Davidson County
Batch# 1084529 DEEDWARR
12/21/2023 08:38:30 AM 4 pgs
Fees: $23.00 Taxes: $1,740.67
20231221-0098341

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-4784

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,450.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of December, 2023

Notary Public

Commission Expires: 8-3-26

LEIGH ANNE SAILORS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Cheryl Ketner Family Trust 301 Demonbreun Street Unit 1207 Nashville, TN 37201	1509 Lewis Pt. Ln. Franklin tn 37064	093-06-0A-162.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

The Susan Lynn Heinrich Revocable Living Trust

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cheryl Ketner Family Trust

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 1207 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, as amended in Instrument No. 20151203-0122000, Instrument No. 20170324-0029048 and Instrument No. 20181016-0102535 and Attorney's Certificate recorded in Instrument No. 20080225-0018430, and Master Deed for Encore, a Master Condominium of record as Instrument No . 20080225-0018425, as amended in Instrument No. 20111104-0086473 and Instrument No. 20111215-0097929 and Attorney's Certificate recorded in Instrument No. 20080225-0018426, Register's Office for Davidson County, Tennessee, to which referenced is made for a more complete description.

Being the same property conveyed to The Susan Lynn Heinrich Revocable Living Trust by Warranty Deed from Jacqueline McBride and Patrick McBride, wife and husband of record in Instrument No. 20190104-0001063 Register's Office for Davidson County, Tennessee, dated January 03, 2019 and recorded on January 04, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. 2023 property taxes are a lien and are now due and payable in the amount of $3,149.10. Said taxes have been prorated between the parties and are being paid simultaneously with the recording of this instrument.
2. Subject to all matters shown on the Plan of record as Instrument Number 20060411-0041760, Register's Office of Davidson County, Tennessee.
3. Charter for Encore Residential Condominium Association of record in Instrument Number 20080225-0018428, in the Register's Office for Davidson County,

Tennessee.

4. Charter for Encore Master Condominium Association of record in Instrument Number 20080225-0018424, in the Register's Office for Davidson County, Tennessee.
5. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20080225-0018425, as amended by First Amendment to the Master Deed for Encore, a Master Condominium, of record in Instrument No. 20111104-0086473, and Second Amendment to the Master Deed for Encore, a Master Condominium, of record in Instrument No. 20111215-0097929, and Attorney's Certificate of record in Instrument No. 20080225-0018426, said Register's Office.
6. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20080225-0018429, as amended by First Amendment to the Master Deed for Encore, a Residential Condominium of record in Instrument No. 20151203-0122000, Second Amendment to the Master Deed for Encore, a Residential Condominium of record in Instrument No. 20170324-0029048 and Third Amendment to the Master Deed for Encore, a Residential Condominium of record in Instrument No. 20181016-0102535 and Instrument No. 20230731-0058841, and Attorney's Certificate of record in Instrument No. 20080225-0018430, said Register's Office.
7. Terms and Conditions of the Rutledge Hill Redevelopment Plan of record in Book 7084, Page 983, Book 10512, Page 464, Book 10512, Page 477, Instrument No. 20060504-0051825, Instrument No. 20130903-0092714 and Instrument No. 20130903-0092716, said Register's Office.
8. Restrictions set forth in QuitClaim Deed of record in Instrument Number 20060607-0067537, said Register's Office.
9. Covenants, Conditions and Restriction as set forth in Restrictive Covenants Running with the Land of the Metropolitan Development and Housing Agency in the Capitol Mall Redevelopment Project of record in Book 9208, Page 613, said Register's Office.
10. Covenants, Conditions and Restriction as set forth in Restrictive Covenants Running with the Land of the Metropolitan Development and Housing Agency with Supplemental Requirements of record in Instrument Number 20050124-0008719, said Register's Office.
11. Stormwater Quality Agreement of record in Instrument Number 20060406-0039472, said Register's Office.
12. Notice of Land Use Restrictions of record in Instrument Number 20091214-0113967, said Register's Office.
13. Easement Agreement of record in Instrument Number 20120906-0080965, said Register's Office.
14. Facade Guidelines of record in Book 7631, Page 606, said Register's Office.
15. Subject to rights of others in and to the common areas and/or elements.
16. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 301 Demonbreun Street, Unit 1207, Nashville, TN 37201

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 so 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 18th day of December, 2023.

The Susan Lynn Heinrich Revocable Living Trust dated December 12, 2018

By: _____ Trustee
Susan Heinrich, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Susan Heinrich** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **Trustee** of **The Susan Lynn Heinrich Revocable Living Trust dated December 12, 2018,** and that as such **Trustee** executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 18th day of December, 2023.

_____
Notary Signature
My commission expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

I, Thomas N. Jones, 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 18, 2023 (date of document).

Thomas N. Jones
Date: December 20, 2023

State of Tennessee
County of Williamson

Sworn to and subscribed before me on this 18th day of December, 2023.

Notary Public

My Commission Expires: 8-3-26

LEIGH ANNE SAILORS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY