Name and Address of New Owner:
James L. McElroy and Katherine M. McElroy
3629 West End Avenue, Apt 102
Nashville, TN 37205

Send Tax Statements To:
New Owner

Karen Johnson Davidson County
Batch # 1096079 DEEDWARR
01/30/2024 02:54:01 PM 2 pgs
Fees: $13.00 Taxes: $3,977.50
20240130-0006585

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Map & Parcel(s):
104-09-0P-102.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert Stachura, a married man**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **James L. McElroy and Katherine M. McElroy, husband and wife**, hereinafter called the GRANTEE, their heirs, successors 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 Davidson County, Tennessee, being Unit No. 1B of West End Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended Tennessee Code Annotated, and as established by a Master Deed and By-Laws of record in Instrument No. 20040625-0075579, as amended in Instrument No. 20060224-0021515, Instrument No. 20060801-0093612, Instrument No. 20061003-0122488, Instrument No. 20160113-0003705 and Instrument No. 20180426-0039517, in the Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plat of West End Condominiums, as shown on Exhibit "B" to the Master Deed of record, as aforementioned, said Register's Office, for a more complete identification and description of such Unit.

Together with Parking Space Nos. 5 and 12 and Storage Unit No. 4, which are Limited Common Elements described in the Master Deed.

Being the same property conveyed to Robert Stachura by Warranty Deed from Pinnacle Development Co., Inc., a Tennessee corporation of record in Instrument No. 20220816-0092910, in the Register's Office for Davidson County, Tennessee, dated August 16, 2022 and recorded on August 16, 2022.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 3629 West End Avenue, Apt 102, 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, their heirs, successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs, successors 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.

Alicia Stachura, spouse of Robert Stachura, hereby joins in this conveyance to convey all her right, title, and interest in and to the subject property.

WITNESS my hand this 25 day of January, 2024.

Robert Stachura

Alicia Stachura

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 25 day of January, 2024, before me personally appeared Robert Stachura and Alicia Stachura, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such persons' free act and deed.

Witness my hand, at office, this 25 day of January, 2024.

JOHN PARKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature
My commission expires: 08-17-25

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,075,000.00.

Affiant Signature

Subscribed and sown to before me, this the 29th day of January, 2024.

Notary Public
My Commission Expires:

SANDRA DENISE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-20-2024