Karen Johnson
Batch # 1109961
03/12/2024 08:15:17 AM
Fees: $13.00 Taxes: $906.50

Davidson County
DEEDWARR
2 pgs

20240312-0016874

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240146627

STATE OF TENNES
COUNTY OF DAVI

The actual consideration or value, whichever is greater, for this transfer is: $245,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of March, 2024.

Notary Public
My Commission Expires:

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jonathan Bach Martin	New Owner	Tax Parcel ID No.
500 Paragon Hills H1		133 11 0A 047.00
Nashville TN 37211		

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, **Jenna L. Wolczyk, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jonathan Bach Martin, a single man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium unit in Davidson County, Tennessee, more particularly described as follows:

Unit No. H-1, in a Horizontal Property Regime as shown on the condominium site plan of Canterbury Hall, as of record in Plat Book 5200, Page 159, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jenna L. Wolczyk, an unmarried woman, by Warranty Deed from Marjorie A. Bason-Korolewicz, Trustee of The Marjorie A. Bason-Korolewicz Living Trust, of record in Instrument No. 20170505-0044628, in the Register's Office of Davidson County, Tennessee, dated May 03, 2017, and recorded on May 05, 2017.

Jason Robert Faessler joins this instrument for the purpose of conveying and all interest in said property, marital or otherwise.

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.

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 plat of Canterbury Hall Condominium Apartments, as recorded in Plat Book 5200, Page(s) 159.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Canterbury Hall, as recorded in Plat Book 3842, Page(s) 235.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Canterbury Hall Condominium of record in Book 5440, Page 255, as amended in Book 5441, Page 819, amended Bylaws recorded in Book 5865, Page 101; 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-24-500-H1

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4308, Page 647.

Easement for Sanitary Sewer, recorded in Book 4337, Page 544.

Easement for Utilities, recorded in Instrument No. 20090615-0055410, Instrument No. 20140924-0087652 and Instrument No. 20190118-0005331.

This is improved property located at 500 Paragon Hills H1 Nashville TN 37211

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 8th day of March, 2024.

Jenna L. Wolczyk

Jason Robert Faessler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jenna L. Wolczyk and Jason Robert Faessler, 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 offiee, this 8th day of March, 2024.

Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026