Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson
Batch # 1110511
03/13/2024 09:58:27 AM
Fees: $13.00 Taxes: $510.60

Davidson County
DEEDWARR
2 pgs

20240313-0017349

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of March, 2024

Notary Public

MY COMMISSION EXPIRES: 11-8-2027

(AFFIX SEAL)

BRITTNEY WILLIAMS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 08, 2027

File No. BC-24-306

**THIS INSTRUMENT WAS PREPARED BY**
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| 555 N Dupont, LLC | 555 N. Dupont, LLC Attn: Islem Pineda | |
| (NAME) 8308 Rugby Road | (NAME) 8308 Rugby Road | 043-10-0A-064.00-CO |
| (ADDRESS) Manassas Park, VA 20111 | (ADDRESS) Manassas Park, VA 20111 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **PAMELA BACKUS, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **555 N DUPONT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Land in Davidson County, Tennessee, being Unit C-73 (300) Madison Park Condominiums, 555 Dupont Avenue, Madison, Tennessee, of record in Plat Book 5200, Page (s) 179 through 182, inclusive, in the Register's Office for Davidson County, Tennessee, created pursuant to the provisions of the Tennessee Horizontal Property Act, TCA 66-27-101 et seq., and as established by that Master Deed of Madison Park Condos of record in Book 5462, Page 614, as corrected in Book 5608, Page 551, said Register's Office to which reference is hereby made for a more particular description of said Unit**

**Being the same property conveyed to Pamela Backus, single woman by Warranty Deed from Ashli Lotz and Jeffrey Lotz, married of record in Instrument No. 20200305-0024578 Register's Office for Davidson County, Tennessee, dated March 3, 2020 and recorded on March 5, 2020.**

**This is property more commonly known as 555 North Dupont Avenue, C73, Nashville, TN 37115.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 do 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.

Witness my/our hand this 11th day of March, 2024.

Pamela Backus by Ryan Lux attorney in fact

**Pamela Backus by Ryan Lux,**
**her Attorney-In-Fact**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **Ryan Lux**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney for **Pamela Backus**, and that this instrument was executed on behalf of the said **Pamela Backus** for the purposes therein contained pursuant to a Durable Specific Limited Power of Attorney being recorded simultaneously herewith at Instrument No. 20240313-0017348, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 11th day of March, 2024.

Notary Signature
My commission expires: 4/26/25

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY