This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22610-MC

Karen Johnson Davidson County
Batch# 1129060 DEEDWARR
04/30/2024 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $2,793.50
20240430-0031482

STATE OF TENNESSEE
COUNTY OF Davidson

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $755,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of April, 2024.

Notary Public
My Commission Expires: 3-21-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
James L. Rodefer and Shelley P. Rodefer 2444 Hardin Valley Farms Lane Knoxville, TN 37932	NEW OWNER	093-06-0A-064.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Carter Beatty, unmarried,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **James L. Rodefer and Shelley P. Rodefer, husband and wife**, hereinafter called the Grantee(s), his/her/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. 706 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 Instrument No. 20230731-0058841 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 Carter Beatty, unmarried by Warranty Deed from Trent Scheriger, unmarried of record in Instrument No. 20210827-0116196 Register's Office for Davidson County, Tennessee, dated August 18, 2021 and recorded on August 27, 2021.

This is ☒ improved or ☐ unimproved property located at: **301 Demonbreun Street, Unit 706, Nashville, TN 37201**

202404300031482

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 29th day of April, 2024.

GRANTOR:

Carter Beatty

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Carter Beatty,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of April, 2024.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-21-26

202404300031482

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 4/29/24 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 4/29/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th **day of** April, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

