Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-RU 24-2120-B3

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $415,000.00

Affiant

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

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/02/2024
DAVIDSON COUNTY

Notary Public
My commission expires: _____

Address of New Owner:	Send Tax Bills to:	Tax Information
Mark Erickson 2120 Belmont Blvd #B3 Nashville, TN 37212	Cross Country Mortgage 2160 Superior Avenue Cleveland, OH 44114	104-16-0E-013-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Doukas N. Pasyanos, Jr and Laura Pasyanos, husband and wife, and Jonathan D. Pasyanos, an unmarried man** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Mark Erickson**

hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. B3 of Albermarle 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 of Albermarle Condominiums of record in Instrument No. 20060309-0027782, and as amended in Instrument No. 20070131-0012862, 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.

Being the same property conveyed to Doukas N. Pasyanos, Jr., and Laura Pasyanos, husband and wife, and Jonathan D. Pasyanos, an unmarried man, as joint tenants with right of survivorship, by deed from David Shivers and Allison Shivers, husband and wife, of record in Instrument No. 20210827-0116021, Register's Office for Davidson County, Tennessee, and dated August 26, 2021.

Karen Johnson
Batch # 113006S
05/02/2024 11:13:27 AM
Fees: $18.00 Taxes: $1,535.50
Davidson County
DEEDWARR
3 pgs
20240502-0032202

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of Albermarle Condominiums of record in Instrument No. 20060309-0027782 and amended in Instrument No. 20070131-0012862 Register's Office for Davidson County, Tennessee.

3. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20060309-0027782 in the official records of the Davidson County Register of Deeds.

4. Charter of Albemarle Condominium Association of record in Instrument No. 20060314-0029491 Register's Office for Davidson County, Tennessee.

5. By-Laws of record in Instrument No. 20060309-0027782 Register's Office for Davidson County, Tennessee.

This property is improved property known as 2120 Belmont Boulevard, B3, Nashville, TN 37212

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 29th day of April, 2024.

Doukas N. Pasyanos, Jr

Laura Pasyanos

Jonathan D. Pasyanos

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29th day of April, 2024, before me personally appeared Doukas N Pasyanos, Jr, Laura Pasyanos and Jonathan D Pasyanos, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of April, 2024.

Notary Signature
My commission expires: 2/7/27

