Karen Johnson Davidson County
Batch# 1131242 DEEDWARR
05/06/2024 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20240506-0033047

WARRANTY DEED

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

File #24-TC-0807-307

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, ~~WHICHEVER IS GREATER~~, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF May, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Arun Murugesan	**Fifth Third Bank, National Association**	
(NAME)	(NAME)	**092 16 0C 307.00**
807 18th Avenue South, #307	**5001 Kingsley Drive, MD: 1MOBA8**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	**Cincinnati, OH 45227**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PAIGE ALEXANDRIA PELL, AN UNMARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ARUN MURUGESAN, AN UNMARRIED PERSON** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 307, on the Plan of 807 EIGHTEENTH AVENUE CONDOMINIUMS, as established under Master Deed of record in Instrument No. 200412140148798, and as amended in Instrument No. 200412160149823 and in Instrument No. 200505040050222 and re-recorded Instrument No. 200601090003220, and amended in Instrument No. 200705090055940 and further described on plan of record attached to said Master Deed as "Exhibit E" of record in Register's Office for Davidson County. Tennessee to which Master Deed reference is hereby made for a more particular description of said unit.

Parking space # 16 is included as an appurtenance to this Unit in the Third Amendment to the Master Deed of record in Instrument No. 200511230142078, Register's Office for Davidson County, Tennessee. This appurtenance is deeded with this unit and is not transferable in any fashion except with a transfer of the Unit.

Being the same property conveyed to Paige Alexandria Pell, an unmarried woman, by Warranty Deed from Joe L. Pell and Shelly D. Pell, husband and wife, of record in Instrument No. 20201221-0151013, in the Register's Office of Davidson County, Tennessee, dated December 18, 2020, and recorded on December 21, 2020.

Being the same property conveyed to Joe L. Pell and Shelly D. Pell, husband and wife, by Warranty Deed from Steven Berneman, a married man, and Louis Berneman, a married man, and Harriet Berneman, a married woman, of record in Instrument No. 20180518-0048010, in the Register's Office of Davidson County, Tennessee, dated May 15, 2018, and recorded on May 18, 2018.

This conveyance is subject to:
9. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

10. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 807 EIGHTEENTH AVENUE Condominium of record in Instrument No. 20041214-0148798 as amended in Instrument No. 20041216-0149823; Instrument No. 20050504-0050222 and re-recorded in Instrument No. 20060109-0003220; Instrument No. 20051123-0142078 and Instrument No. 20070509-0055940; 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.

11. Boundary Line Settlement, Quitclaim Deed and Grant of Easement, recorded in Instrument No. 20050420-0044082.

12. Easement for Broadband Communications Services, recorded in Instrument No. 20190628-0062917.

13. Resolution of Board of Directors 807 Eighteenth Avenue Homeowners Association, Inc. recorded in Instrument No. 20080314-0026174.

* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **807 18th Avenue South, #307, Nashville, TN 37203**

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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 2nd day of May, 2024.

Paige Alexandria Pell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of May, 2024, before me personally appeared Paige Alexandria Pell, 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 2nd day of May, 2024.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Pam Autry,** 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 2nd day of May, 2024.

Affiant Signature

Date 5/2/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 2 day of May, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027