THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240447349** Karen Johnson Davidson County Batch # 1138635 **DEEDWARR** 05/23/2024 12:13:14 PM 2 pgs Fees: $13.00 Taxes: $7,159.50 20240523-0038493	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,935,000.00. Affiant Subscribed and sworn to before me, this 21st day of May, 2024. Notary Public My Commission Expires:

CARLIE VAN HUIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner: Stephen Nash 1236 5th Avenue North Nashville TN 37208	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 082 09 0R 002.00

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, **Gregory E. Merriman and Tammy D. Merriman, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephen Nash, unmarried**("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 located in Davidson County, Tennessee, being Unit No. 2 of LUXUS GERMANTOWN FORMERLY KNOWN AS MONROE, A CONDOMINIUM DEVELOPMENT established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Monroe of record in Instrument No. 20070117-0007050, as amended in Instrument No. 20130410-0035550, Instrument No. 20130506-0045444 and Instrument No. 20140919-0086380, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on Exhibit "A" to the Second Amendment to the Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit A-1 to said Master Deed, as amended.

Being the same property conveyed to Gregory E. Merriman and Tammy D. Merriman, husband and wife, by Warranty Deed from Mark J. Earl and Shannon K. Earl, wife and husband, of record in Instrument No. 20210611-0079138, in the Register's Office of Davidson County, Tennessee, dated May 18, 2021, and recorded on June 11, 2021.

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 GERMANTOWN - FIFTH AVENUE, as recorded in Plat Book 9700, Page(s) 489 as corrected in Instrument No. 20020108-0002614 and Instrument No. 20060918-0115493.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Luxus Germantown formerly known as Monroe, a Condominium Development of record in Instrument No. 20070117-0007050, as amended in Instrument No. 20130410-0035550, Instrument No. 20130506-0045444 and Instrument No. 20140919-0086380; with Resolution recorded in Instrument No. 20170921-0096992; 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.

Covenants, Conditions and Restrictions as set forth in Stormwater Facilities and Systems recorded in Instrument No. 20130904-0093008.

Easement for Use of Dumpster, recorded in Instrument No. 20130528-0053582.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20050513-0054468.

This is improved property located at 1236 5th Avenue North Nashville TN 37208

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 21st day of May, 2024.

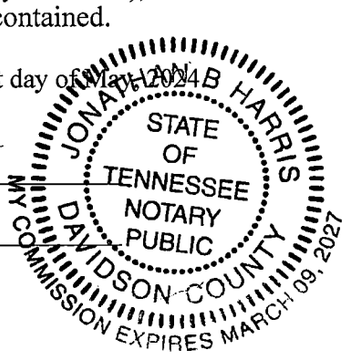
Gregory E. Merriman

Tammy D. Merriman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gregory E. Merriman and Tammy D. Merriman, 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 office, this 21st day of May, 2024.



Notary Public

My Commission Expires: _____