Karen Johnson Davidson County
Batch # 1139113 DEEDWARR
05/24/2024 09:47:40 AM 2 pgs
Fees: $13.00 Taxes: $2,120.10
20240524-0038751

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 63632
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Roben Mounger 4215 Harding Pike #1105 Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 103160B12400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$573,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **W. Paul Elledge, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Roben Mounger, married**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennesse, being Unit 1105 of Windsor Tower Condominium Apartments, a horizontal proeprty regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 71, Register's Office for said County, to which Plan reference is made for a more complete description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to W. Paul Elledge by Warranty Deed from James G. Joustra, Jr., and Jana Joustra Davis, dated August 26, 2014 and recorded on September 2, 2014, of record in Inst .No. 20140902-0079537, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2024, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, page 71, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Book 5313, page 338, amended in Book 8666, page 789, Inst. No. 20131217-0127081, Inst. No. 20210208-0017527, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; Charter of 4215 Harding Road Homeowners Association of record in Book 5297, page 370, said Register's Office; Easement and Right of Entry Agreement to VSC Cable, Inc., d/b/a/ Viacom Cable, of record in Book 9486, apge 948, said Register's Office; Grant of Easement to Comcast of Nashville of record in Inst No. 20110301-0016527 and Inst. No. 20161212-0130101, said Register's Office.

This is improved property, known as 4215 Harding Pike, # 1105, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23rd day of May, 2024.

W. Paul Elledge

State of Tennessee

County of Davidson

On this 23rd day of May, 2024, before me the undersigned authority, personally appeared W. Paul Elledge, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

Notary

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $573,000.00.

Affiant

Sworn and subscribed before me this 23rd day of May, 2024.

Notary

My Commission Expires: 5-9-26

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON