Karen Johnson Davidson County
Batch# 1151506 DEEDWARR
06/26/2024 03:43:30 PM 5 pgs
Fees: $28.00 Taxes: $2,349.50
20240626-0048089

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38254-06-2024**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $635,000.00. Affiant Subscribed and sworn to before me this 26th day of June, 2024. Notary Public My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

WARRANTY DEED

Address New Owner: Ronda Lea Rinker 301 Demonbreun Street, #1917 Nashville, TN 37201	**Send Tax Bills To:** New Owner 301 Demonbreun St #1616 Nashville, TN 37201	**Tax Information:** Map and Parcel No.: 093060A31300CO

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, **Pamela Lea Hamrick, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ronda Lea Rinker, unmarried** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 301 Demonbreun Street, #1917, Nashville, TN 37201.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 26th day of June, 2024.

Pamela Lea Hamrick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Pamela Lea Hamrick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of June, 2024.

Notary Public

My Commission Expires:

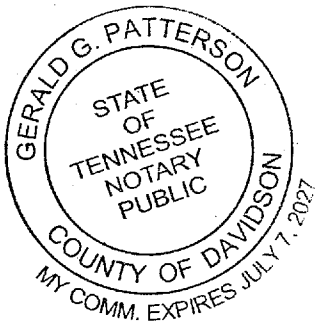


EXHIBIT "A"

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No.1917 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 and Attorney's Certificate recorded in Instrument No. 20080225-0018430 and Mortgagee Consent and Approval recorded in Instrument No. 20080225-0018431 and amended in Instrument No's. 20151203-0122000, 20170324-0029048 and 20181016-0102535 and Master Deed for Encore, A Master Condominium of record as Instrument No. 20080225-0018425, and Attorney's Certificate recorded in Instrument No. 20080225-0018426 and Mortgagee Consent and Approval recorded in Instrument No. 20080225-0018427 and amended in Instrument No's. 20111104-0086473 and 20111215-0097929, Register's Office for Davidson County, Tennessee, said Unit being depicted on Exhibit "C" to said Master Deed of Encore, a Residential Condominium as recorded in Instrument No. 20080225-0018429.

Being the same property conveyed to Pamela Lea Hamrick, by deed dated December 16, 2021 from Jean Marc Rollins, a single man and Pamela H. Humphrey, a single woman, of record in Instrument No. 20211222-0169461, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Consolidation Plat of Encore, as recorded in Instrument No. 20060411-0041760, Register's Office for Davidson County, Tennessee.
3. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Encore, A Master Condominium of record in Instrument No. 20080225-0018425; Attorney's Certificate recorded in Instrument No. 20080225-0018426 and Mortgagee Consent and Approval recorded in Instrument No. 20080225-0018427 and Amendment in Instrument No's. 20111104-0086473 and 20111215-0097929; 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.
4. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Encore, A Residential Condominium of record in Instrument No. 20080225-0018429; Attorney's Certificate recorded in Instrument No. 20080225-0018430 and Mortgagee Consent and Approval recorded in Instrument No. 20080225-0018431 and Amendment in Instrument No's. 20151203-0122000, 20170324-0029048 and 20181016-0102535; 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.

5. Covenants, Conditions and Restrictions as set forth in Rutledge Hill Redevelopment Plan recorded in Book 7084, Page 983 and Facade Guidelines recorded in Book 7631, Page 606, Register's Office for Davidson County, Tennessee.
6. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants Running with the Land of the Metropolitan Development and Housing Agency in the Capitol Mall Redevelopment Project recorded in Book 7423, Page 374, as amended in Book 8027, Page 865; Book 9208, Page 613 and Supplemental Requirements recorded in Instrument No. 20050124-0008719, Register's Office for Davidson County, Tennessee.
7. Covenants, Conditions and Restrictions as set forth in Notice of Land Use Restrictions recorded in Instrument No. 20091214-0113967, Register's Office for Davidson County, Tennessee.
8. Easement recorded in Instrument No. 20120906-0080965, Register's Office for Davidson County, Tennessee.
9. Stormwater Quality Agreement as set forth in instrument recorded in Instrument No. 20060406-0039472, Register's Office for Davidson County, Tennessee.
10. Ordinance recorded in Book 10512, Page 464; Book 10512, Page 477, Instrument No. 20020626-0076795; Instrument No. 20060504-0051825; Instrument No. 20130903-0092714; Instrument No. 20130903-0092715 and Instrument No. 20130903-0092716, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 6/26/24 (date of document).

Affiant Signature

6/26/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26 day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 7-7-27

NOTARY'S SEAL

