Karen Johnson Davidson County
Batch# 1172984 DEEDWARR
08/21/2024 12:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.13
20240821-0064302

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $344,900.00

Affiant

Subscribed and sworn to before me, this 20th day of August, 2024

Notary Public
My commission expires: 11-26

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MCBRE, LLC	New Owner	**103080B31900CO**
1404 Woodmont Blvd		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Erin Dias, Trustee of The 319 Sloan Rd #B Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MCBRE, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 319, "Building B" on the Plan of Parklane Condominiums, Phase V, 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 record in Book 7896, Page 710, as amended in Book 7937, Page 67, 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. Reference is hereby made to the plan of Parklane Condominiums, as set forth in Exhibit"B" of the Amendment to the Master Deed of record in Book 7937, Page 67, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Erin Dias, Trustee of The 319 Sloan Rd #B Trust, by Warranty Deed from Andrea Searcy, unmarried woman, dated November 2, 2023, of record in Instrument No. 20231106-0086654, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 319 Sloan Road #B, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

_____ Date: 8/20/24

The 319 Sloan Rd #B Trust
By: Erin Dias
It's: Trustee

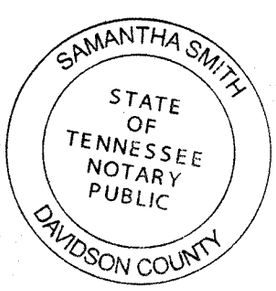
STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Erin Dias** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is TRUSTEE OF The 319 Sloan Rd #B Trust and that she is authorized by The 319 Sloan Rd #B Trust to execute this instrument on its behalf.

Witness my hand, at office, this 20 day of August, 2024.

_____
NOTARY PUBLIC



My Commission Expires: 4-11-26

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 8/20/24 (date of document).

Jennifer Russell
Affiant Signature

8/21/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 21st day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

