Karen Johnson Davidson County
Batch# 1207715 DEEDWARR
11/21/2024 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $3,918.30
20241121-0091199

WARRANTY DEED

State of Tennessee
County of ~~Davidson~~ Rutherford

The actual consideration or value, whichever is greater, for this transfer is **$1,059,000.00.**

Affiant

Subscribed and sworn to before me, this the 19th day of November, 2024.

Notary Public

My commission expires:_____
(AFFIX SEAL)

ALICIA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-21-2027

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Christopher McNeil & Brendon Martin	**United American Mortgage Corporation**	**081-16-2C-001.00co**
1002A Monroe Street	**3198 Airport Loop Drive, Ste F**	
Nashville, TN 37208	**Costa Mesa, CA 92626**	

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

Connie J. Janka, unmarried

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

Christopher McNeil, and Brendon Martin, a married couple

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. 1002A on the Plan of One Thousand Two Monroe Street, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of One Thousand Two Monroe Street, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20200526-0054214, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto as Exhibit "C" to the Declaration. Reference is hereby made to the Plan of One Thousand Two Monroe Street, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20200526-0054214, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Connie J. Janka, unmarried by Warranty Deed dated August 6, 2021, from Kent Basile, unmarried, of record in Instrument No. 20210810-0107439, said Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record as set out on Exhibit "B" to the Declaration of record in Instrument No. 20200526-0054214, said Register's Office.**

2) **Subject to all matters shown on the Plan of record in Plat Book 21, Page 23, said Register's Office.**

3) **Declaration of Covenants, Conditions and Restrictions for One Thousand Two Monroe Street, of record in Instrument No. 20200526-0054214, with By-Laws appended thereto as Exhibit "C" and Attorney's Opinion appended thereto as Exhibit "D" to the Declaration of record in said Register's Office.**

4) **Charter of the One Thousand Two Monroe Street Homeowner's Association, Inc., of record in Instrument No. 20200605-0057756, said Register's Office.**

5) **Taxes for the current year which have been prorated between the parties and were paid by the Grantor herein and the herein Grantee(s) assume any subsequent years, not yet due and payable.**

This is improved property, known as 1002A Monroe Street, Nashville, TN 37208.

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 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 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.

Witness my/our hand(s) this 19th day of November, 2024.

Connie J. Janka

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Connie J. Janka,** the within named seller, 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 and official seal at Nashville, Tennessee, this **19th** day of **November, 2024.**

Notary Public

My Commission Expires: 12/14/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Emma Howard, 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 11/19/24 (date of document).

Emma Howard
Affiant Signature

11/19/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 19 day of November, 2024.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L. Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL