Karen Johnson Davidson County
Batch# 1242199 DEEDWARR
02/28/2025 01:14:30 PM 3 pgs
Fees: $18.00 Taxes: $5,365.00
20250228-0015107

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,450,000.00.**

Affiant

Subscribed and sworn to before me, this the 28th day of February, 2025.

Notary Public

My commission expires: 9-7-2026

(AFFIX SEAL)

BARBARA A. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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
Sharon Shaw McEwen	NEW OWNER	**104-02-4C-096.00co**
110 31st Ave N, 1003		
Nashville, TN 37203		

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,

Henry Herr and wife, Judee Herr

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

Sharon Shaw McEwen, unmarried woman

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. 1003 together with the appurtenant interest in the common elements of The West End, a condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20080401-0032619, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed Establishing The West End of record in Instrument No. 20080408-0035628, and as amended by Second Amendment to Master Deed Establishing The West End in Instrument No. 20090512-0043586, and see Amendment to Second Amendment to Master Deed Establishing The West End of record in Instrument No. 20090921-0087974, and further see the Third Amendment Establishing The West End of record in Instrument No. 20230313-0017703, said Register's Office for Davidson County, Tennessee, and said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed.

Together with Parking Space Numbers P2-52 and P2-53 and Storage Space Unit P1-10, which are assigned as Limited Common Elements appurtenant to the above-described Unit, as set forth and defined in the Master Deed.

Being the same property conveyed to Henry Herr and wife, Judee Herr by Special Warranty Deed dated August 28, 2012, from West End Partners LLC, a Tennessee limited liability company of record in Instrument No. 20120904-0079679, 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 Master Deed in Instrument No. 20080401-0032619, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **All matters shown on the Plan of record in Book 57, page 46, Register's Office for Davidson County, Tennessee.**

3) **Application to combine parcels of record in Instrument No. 20051013-0123588, said Register's Office.**

4) **Storm Water Detention Agreement, of record in Instrument No. 20051013-0123588, said Register's Office.**

5) **Agreement for Dedication of Easement for Storm Drainage, of record in Instrument No. 20051013-0123589, said Register's Office.**

6) **The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and By-Laws establishing a Horizontal Property Regime of The West End Condominiums, of record in Instrument No. 20080401-0032619, amended in Instrument No. 20080408-0035628, Instrument No. 20090512-0043586, Instrument No. 20090921-0087974, and further amended in Instrument No. 20230313-0017703, said Register's Office.**

7) **Charter of The West End Condominium Association, Inc., of record in Instrument No. 20101105-0089042, said Register's Office.**

8) **Grant of Easement by Comcast of Nashville I, LLC, of record in Instrument No. 20140328-0025603, said Register's Office.**

9) **Rules and Regulations of the West End Condominium Association of record in Instrument No. 20230313-0017699, and in Instrument No. 20230313-0017700, said Register's Office.**

10) **Any deficiency in the description of the (parking unit) (carport) (storage unit) referred to in said legal description, and the failure of said description to adequately identify the location of said (parking unit) (carport) (storage unit0, or any claim thereof.**

11) **Taxes for the current year which have been prorated and assumed by the Grantee herein and any subsequent years property taxes, not yet due and payable.**

This is improved property, known as 110 31st Ave N, 1003, Nashville, TN 37203.

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 28th day of February, 2025.

Henry Herr

Judee Herr

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Henry Herr and wife, Judee Herr,** the within named sellers, 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 and official seal at Nashville, Tennessee, this **28th** day of **February, 2025.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11/19/28

Certificate of Authenticity

I, Barbara McGinty, 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 2-28-2025.

Date

Affiant Signature

2-28-2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of February, 2025

Notary's Signature

My Commission Expires: 3/1/2025

Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY