Karen Johnson Davidson County
Batch# 1290595 DEEDWARR
06/26/2025 01:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20250626-0050544

WARRANTY DEED

(SEAL)
TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF June, 2025.

Notary Public
MY COMMISSION EXPIRES: 9/15/27

File #25-PA-2310-809

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
McKayla Prew and John Prew	**Primis Mortgage Company**	
(NAME)	(NAME)	
2310 Elliott Avenue; Unit 809	**5535 Currituck Drive, Ste. 120**	**105 14 0C 809.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	**Wilmington, NC 28403**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

ALEC GREENBERG, A MARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

MCKAYLA MAE PREW, AN UNMARRIED WOMAN, AND JOHN PREW, A MARRIED MAN

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County. Tennessee, being Unit No. 809 of THE PARK AT MELROSE CONDOMINIUMS Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing THE PARK AT MELROSE CONDOMINIUMS of record in Instrument No. 20070917-0110745, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 buildings thereof; said Unit being depicted on Exhibit E to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Alec Greenberg, Single, by Warranty Deed from Karen Sowa Albert, Unmarried, of record in Instrument No. 20200102-0000445, in the Register's Office of Davidson County, Tennessee, dated December 30, 2019 and recorded on January 02, 2020. This was never the principal place of residence for the Grantor.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of C.D. ELLIOT'S PLAN, as recorded in Plat Book 21, Page 78.
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE PARK AT MELROSE CONDOMINIUMS of record in Instrument No. 20070917-0110745; 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.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20070525-0062832.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20070604-0065994, First Supplementary recorded in Instrument No. 20070614-0071575, and Attorney's Certificate Recorded in Instrument No. 20070822-0100253.
* Easement for Cable Television, recorded in Instrument No. 20000418-0038819.
* Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20060623-0075251; Instrument No. 20060809-0098054; and Instrument No. 20060809-0098082.

* Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060623-0075219.
* Charter for Melrose Park Master Corporation recorded as Instrument No. 20070703-0079125.
* Charter for Park at Melrose Townhouse Corporation recorded as Instrument No. 20070703-0079126.
* Charter for The Park at Melrose Condominium Owners Association, Inc. as Instrument No. 20070925-0114302.
* Memorandum of Lease recorded in Book 10584, Page 149.
* Copies of the supporting documents have been hyperlinked for your convenience: SP-Abstract
* Copies of the supporting documents have been hyperlinked for your convenience: SP-Search Package
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 2310 Elliott Avenue, Unit 809, Nashville, TN 37204.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 24th day of June, 2025.

Alec Greenberg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of June, 2025, before me personally appeared Alec Greenberg, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of June, 2025.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Certificate of Authenticity

I, Joshua A. Terry, 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 6/23/25.

Affiant Signature – Joshua A. Terry

6/25/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 6/25/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27