File Box 8

PREPARED BY (AND RETURN TO):

*Wilkins & Ivey, Attys.*

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Christy Wilkins Ivey

*Percy Wilkins, Jr. (1933-2017)*

Karen Johnson Davidson County
Batch# 190470 DEEDWARR
01/31/2019 02:21:26 PM 3 pgs
Fees: $18.00 Taxes: $1,452.25
20190131-0009472

W & I Ref: (DM) Title No.: 59629
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Tarrah Herrmann<br>1829 A 5th Avenue North<br>Nashville, TN 37208 | F & M Bank<br>P.O. Box 451<br>Clarksville, TN 37041 |

**TAX MAP PARCEL NUMBERS:** 081080T00100CO

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$392,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Arthur Katz, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Tarrah Herrmann,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit 1829 A , shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for 5th and Coffee Townhomes of record in Instrument No. 20111020-0081710, amended by Scrivener's Affidavit of record in Instrument No. 20190114-0003778, Register's Office for said County, to which Plan reference is hereby made for a more complete description. Together with and subject to a Driveway and Access Easement Agreement of record in Instrument No. 20110511-0035984, said Register's Office.

Being the same property conveyed to Arthur Katz, unmarried by Warranty Deed from Amy Sadler, unmarried, dated November 26, 2013 and recorded on December 6, 2013 of record in Instrument No. 20131206-0124452, in the amount of $299,500.00, Register's Office for Davidson County, Tennessee.

Jennifer Katz, spouse of Arthur Katz, joins in this conveyance to convey any and all marital interest in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2018, and subsequent years; The Plan, with Owner's Certificate, of record in Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for 5th and Coffee Townhomes of record in Instrument No. 20111020-0081710, amended by Scrivener's Affidavit of record in Instrument No. 20190114-0003778, said Register's Office, which Plan shows minimum building set back line and easement to which Plan reference is hereby made for a more complete description. Driveway and Access Easement Agreement of record in Instrument No. 20110511-0035984, said Register's Office. Sanitary Sewer Easement Agreement of record in Instrument No. 20110511-0035985, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20111020-0081710, amended by Scrivener's Affidavit of record in Instrument No. 20190114-0003778, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

**This is improved property, known as 1829 A 5th Avenue North, 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 Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 21st day of January, 2019.

**Arthur Katz**

**Jennifer Katz**

SHANINA T. RICE
COMM #2173408
Notary Public - California
ORANGE COUNTY
My Commission Expires Nov. 24, 2020

State of California

County of Orange

On this 21 day of January, 2019, before me the undersigned authority, personally appeared Arthur Katz and Jennifer Katz, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: November 24, 2020

SHANINA T. RICE
COMM #2173408
Notary Public - California
ORANGE COUNTY
My Commission Expires Nov. 24, 2020

SHANINA T. RICE
COMM #2173408
Notary Public - California
ORANGE COUNTY
My Commission Expires Nov. 24, 2020

State of Tennessee

County of Davidson

**AFFIDAVIT**

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $ 392,500.00

Affiant

Sworn and subscribed before me this 21st day of January, 2019.

Notary

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT** **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )
County of Orange )

On January 21, 2019 before me, Shanina T. Rice, Notary Public,
*Date* *Here Insert Name and Title of the Officer*

personally appeared Arthur Katz and Jennifer Katz
*Name(s) of Signer(s)*

,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

SHANINA T. RICE
COMM #2173408
Notary Public - California
ORANGE COUNTY
My Commission Expires Nov. 24, 2020

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
*Signature of Notary Public*

*Place Notary Seal Above*

***OPTIONAL***

*Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**

Title or Type of Document: Warranty Deed
Document Date: January 21, 2019 Number of Pages: _____
Signer(s) Other Than Named Above: _____

**Capacity(ies) Claimed by Signer(s)**

| | |
|---|---|
| Signer's Name: _____ | Signer's Name: _____ |
| ☐ Corporate Officer — Title(s): _____ | ☐ Corporate Officer — Title(s): _____ |
| ☐ Partner — ☐ Limited ☐ General | ☐ Partner — ☐ Limited ☐ General |
| ☐ Individual ☐ Attorney in Fact | ☐ Individual ☐ Attorney in Fact |
| ☐ Trustee ☐ Guardian or Conservator | ☐ Trustee ☐ Guardian or Conservator |
| ☐ Other: _____ | ☐ Other: _____ |
| Signer Is Representing: _____ | Signer Is Representing: _____ |

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