Karen Johnson Davidson County
Batch# 201150 DEEDWARR
03/01/2019 02:33:30 PM 4 pgs
Fees: $23.00 Taxes: $1,480.00
20190301-0018988

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $400,000.00

Daniella Crane
Affiant

Subscribed and sworn to before me, this 1 day of March, 2019.

Kelly Dorsey
Notary Public

My commission expires:
4.18.21

KELLY DORSEY NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Nicholas Michael Szigetvari	New Owner	**08207030700**
704 Meridian Street		
Nashville, TN 37207		

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,

Dallas Kenna, unmarried woman and Carter King, unmarried man, tenants by the entirety

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

Nicholas Michael Szigetvari, single man

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 Lot No. 62, on the plan of Dr. V.S. Lindsley's Addition to Edgefield, now East Nashville, of record in Plat Book 57, page 25, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dallas Kenna and Carter King, tenants by the entirety, by Warranty Deed from Cindy R. Carson, an unmarried person, dated July 19, 2016, of record in Instrument No. 20160127-0007972, 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 704 Meridian Street, Nashville, TN 37207.

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: 2/28/19
Dallas Kenna

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, a Notary Public of said County and State, Dallas Kenna, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of February, 2019.

JOHN ANTHONY CABRERA
Notary Public - California
Los Angeles County
Commission # 2274775
My Comm. Expires Jan 10, 2023

_____
NOTARY PUBLIC

My Commission Expires: Jan 10, 2023

Carter King _____ Date: 2/28/19

STATE OF NC

COUNTY OF ROWAN

Personally appeared before me, a Notary Public of said County and State, Carter King, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28 day of FEBRUARY, 2019.

_____
NOTARY PUBLIC

My Commission Expires: 6-28-2019

GLENDA SOSBY HOLMAN NOTARY PUBLIC ROWAN COUNTY, NC

True Copy Certification

I, **Kelly Dorsey**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kelly Dorsey
Signature

State of Tennessee
County of Rutherford

Personally appeared before me, **Danielle Marie Crane**, a notary public for this county and state, **Kelly Dorsey** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Danielle Marie Crane
Notary's Signature

My Commission Expires: 4/18/21
Notary' Seal (if on paper)

