Karen Johnson Davidson County
Batch# 247304 DEEDWARR
06/24/2019 10:19:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20190624-0060671

#F 34849

WARRANTY DEED

STACY L. THOMAS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21 DAY OF June, 2019.

Notary Public

MY COMMISSION EXPIRES: October 7, 2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Marta Papp and Csaba Rusznak	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBERS
(NAME) 807 18th ave S. apt 111	(NAME) 807 18th Ave S. Apt 111	092160C11100CO
(ADDRESS) Nashville, TN 37203	(ADDRESS) Nashville TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I **Trent H Andrews, a single man,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marta Papp and Csaba Rusznak, wife and husband, and Mark Rusznak, unmarried, as tenants in common,** HEREINAFTER CALLED THE GRANTEE, 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. 111, together with appurtenant interest in the common elements of 807 Eighteenth Avenue, a horizontal property regime established by Master Deed, of record in Instrument No. 20041214-0148798, amended in Instrument No. 20041216-0149823, Instrument No. 20050504-0050222, re-recorded in Instrument No. 20060109-0003220, Instrument No. 20051123-0142078, and Instrument No. 20070509-0055940, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "E" to the aforementioned amendment to the Master Deed of record in Instrument No. 20050504-0050222, re-recorded in Instrument No. 20060109-0003220, Register's Office for Davidson County, Tennessee.

FOR INFORMATION PURPOSES ONLY: 807 18th Avenue South #111, Nashville, TN 37203

Being the same property conveyed to Trent H. Andrews by Warranty Deed from Katherine Venmar Bankaitis, married of record in Instrument No. 20160511-0046729, Register's Office for Davidson County, Tennessee, dated May 02, 2016 and recorded on May 11, 2016. (Value of consideration shown in aforementioned deed $243,500.00.)

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Instrument Number 20041130-0142097 and 20040715-0084913, Instrument No. 20041214-0148798, as amended at 20041216-0149823, 20050504-0050222, 20051123-0142078, 20060109-0003220, 20070509-0055940 and 20080314-0026174 and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 807 18th Ave S Apt 111 Nashville, TN 37203

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 hand this 21st day of June, 2019.

Trent H Andrews

STATE OF TN
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Trent H Andrews** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of June, 2019.

Notary Public

My Commission Expires: 09/25/2019

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, GEORGE E. MUDTER JR., 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.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 7, 2019
Notary Seal:

