This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-19-4955

Karen Johnson Davidson County
Batch# 276727 DEEDWARR
08/27/2019 09:22:34 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50
20190827-0086072

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $375,000.00

Maryaltani Karpos
Affiant

Subscribed and sworn to before me, this the 23rd day of August, 2019

Karen B. Heavener
Notary Public
My Commission Expires: 7/3/23

Karen B. Heavener State of Tennessee Notary Public Davidson County

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Maryaltani Karpos 3541 Harpeth Springs Drive Nashville, TN 37221	CapStar Bank 2002 Richard Jones Rd. Suite 300A Nashville, tN 37215	141-06-0C-126.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Joshua Vollet and Mylinda M. Vollet, husband and wife,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Maryaltani Karpos, single woman,** hereinafter called the Grantee(s), his/her/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 all of Lot No. 119, Final Plat, Phase 2, Section 1, Riverbridge, according to survey and plat of same appearing of record in Instrument No. 20090205-0009854, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Joshua Vollet and wife, Mylinda M. Vollet by Warranty Deed from Beazer Homes Corporation, a Tennessee corporation, dated June 24, 2009, recorded July 2, 2009, of record in Instrument No. 20090702-0061828, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **3541 Harpeth Springs Drive, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of August, 2019.

GRANTOR:

Joshua Vollet

Mylinda M. Vollet

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joshua Vollet and Mylinda M. Vollet, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of August, 2019.

Notary Public
My Commission expires: 9-20-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY