Karen Johnson Davidson County
Batch# 380665 DEEDWARR
04/01/2020 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,376.40
20200401-0035177

WARRANTY DEED

JESSICA E. MONTEITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $372,000.00.

Lori Patterson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 2-19-24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Edward Randolph Von Kuhn	Republic Bank & Trust	082 13 0A 012.00
(NAME) 1006 9th Avenue N	(NAME) 200 S. 4th Street	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Louisville, KY 40202	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Elizabeth Treadwell and Charles Christopher Drew*, wife and husband, and David L. Treadwell, Tenants in Common with Right of Survivorship**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Edward Randolph Von Kuhn, a single man**, hereinafter called the Grantee, his 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. E-1, Row 8.9 Condominiums, as shown on Plat of the Resubdivision of Lot No. 1 of the Resubdivision of a portion of Lots 5 and 93 of Balch and Whiteside's Addition to Nashville of record in Instrument Number 20020718-0086526, in the Register's Office for Davidson County, Tennessee, described in the Master Deed and By-Laws of record in Instrument Number 20011121-0128062, amended in Instrument Number 20021212-0153656 and Instrument Number 20110419-0030186, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Elizabeth Treadwell and David L. Treadwell, Tenants in Common with Right of Survivorship by Warranty Deed from Edward Clark and Catherine Clark, married dated February 28, 2017 and recorded August 2, 2017 as Instrument No. 20170802-0078625, in said Register's Office for Davidson County, Tennessee.

* Charles Christopher Drew, husband of Elizabeth Treadwell hereby joins in this conveyance for the sole purpose of conveying any and all right, title and interst he may have in and to the subject property by reason of his marital status or otherwise.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1006 9th Avenue N, 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, his heirs and assigns forever; and we do covenant with the said Grantee 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, his 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 our hands this 30th day of March, 2020.

Elizabeth Treadwell by Laurie M Hart Atty in Fact

Elizabeth Treadwell by Laurie M. Hart, Attorney-in-Fact

Charles Christopher Drew by Laurie M Hart Atty in Fact

Charles Christopher Drew by Laurie M. Hart, Attorney-in-Fact

David L Treadwell by Laurie M Hart Atty in Fact

David L. Treadwell by Laurie M. Hart, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSOM

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Laurie M. Hart, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Elizabeth Treadwell, Charles Christopher Drew and David L. Treadwell, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Elizabeth Treadwell, Charles Christopher Drew and David L. Treadwell, for the purposes therein contained.

Witness my hand and official seal, this the 30th day of March, 2020.

Notary Public

My Commission Expires:

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission expires on 02/21/2022
WILLIAMSON COUNTY

True Copy Certification

I, Brooke Smithson, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Brooke Smithson
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Brooke Smithson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jamie Ivey
Notary's Signature

My Commission Expires: 01/24/2023

