This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-6801

Karen Johnson Davidson County
Batch# 389292 **DEEDWARR**
04/21/2020 12:19:39 PM 2 pgs
Fees: $13.00 Taxes: $749.25

20200421-0041692

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1M-SB-FC-20976

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $202,500.00.

Affiant

Subscribed and sworn to before me, this the 16th day of April, 2020.

Notary Public
My Commission Expires: 07/06/20

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Victoria Ortega 976 Todd Preis Nashville TN 37221	NEW OWNER	142-5-D-50.00

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, **Caree McAfee Varughese, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Victoria Ortega an unmarried 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:

Being a certain condominium apartment situated in Davidson County, Tennessee, being Unit No. L-402, together with carport designated No. L-402-C, on the Plan of Section Four, Phase One, River Plantation Condominium Apartments, a Horizontal Property Regime established by Master Deed of record in Book 4892, page 440, as amended in Book 4956, page 756 and in Instrument Nos. 20050128-0010626 and 20050602-0062760, the plat of which is of record in Plat Book 4860, pages 17-19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Caree McAfee Varughese, an unmarried woman by Warranty Deed from Lonny Neal Allison, Jr. and wife, Vicie Annette Allison and John Wileman Ewing and wife, Dorothy Karen Ewing, dated April 27, 2015, recorded April 29, 2015, of record in Instrument No. 20150429-0038129, Register's Office for Davidson County, Tennessee.

This is improved property located at: **976 Todd Preis Drive, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2020 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 16th day of April, 2020.

GRANTOR:

Caree McAfee Varughese

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Caree McAfee Varughese, 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 she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of April, 2020.

WESSLEY WISCOE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 10-2-23