File 33138-8

Box 14

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200325991

Karen Johnson Davidson County
Batch# 391110 **DEEDWARR**
04/24/2020 10:38:51 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20200424-0043177

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $335,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of April, 2020.

Notary Public
My Commission Expires: 5/19/23

COLLEEN WALTERS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Annabelle Absar 650 River Rouge Drive Nashville TN 37209	~~New Owner~~ CapStar Bank 2002 Richard Jones Rd Ste 300A Nashville, TN 37215	Tax Parcel ID No. 090 11 0 016.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Matthew J. Volz and Stephanie A. Volz, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Annabelle Absar, an unmarried woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 606 on the Plan of Charlotte Park Section Nine, of record in Book 2900, Page 77, Register's Office for Davidson County, Tennessee.

Said Lot No. 606 fronts 79.0 feet on the Easterly margin of River Rouge Drive and runs back between lines measuring 145.2 feet on the Northerly side and 130.0 feet on the Southerly side to a dead line in the rear on which it measures 71.0 feet.

Being the same property conveyed to Matthew J. Volz and Stephanie A. Volz, husband and wife by Warranty Deed from Lucrative Properties, LLC, a Utah limited liability company, of record in Instrument No. 20161021-0111293, in the Register's Office of Davidson County, Tennessee, dated October 19, 2016 and recorded on October 21, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Charlotte Park Section Nine, as recorded in Plat Book 2900, Page(s) 77.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 3033, Page 638.

Easement recorded in Book 2140, Page 408 and Book 2593, Page 566.

This is improved property located at 650 River Rouge Drive Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 April, 2020.

Matthew J Volz

Stephanie A. Volz

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew J Volz and Stephanie A Volz, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of April, 2020.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021