Karen Johnson Davidson County
Batch# 428564 DEEDWARR
06/30/2020 12:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,960.63
20200630-0070751

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $529,900.00.

Angela Pearson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 4-17-2023
(AFFIX SEAL)

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

O-RF-20-1819A

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Julie W. Human and Kyndall M. Human	Same as new owner	
(NAME)	(NAME)	
1819 A 5th Avenue North A		**081-08-0X-001.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JASON A. YIZAR AND WIFE, DEVIKA A. YIZAR,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JULIE W. HUMAN AND KYNDALL M. HUMAN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, being Lot No. 478 Unit "A', in North Nashville Real Estate Company, a plan of which is of record in Plan Book 21, Page 105, 1819 5th Avenue North Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20130415-0036896, Register's Office for Davidson County, Tennessee.

Said Lot No. 478 fronts fifty feet on the Northwesterly side of Fifth Avenue, North, and extends back between parallel lines 166 feet to an alley.

Being the same property conveyed to Jason A. Yizar and wife, Devika A. Yizar by Warranty deed from Aerial Investment Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20131203-0123196 Register's Office for Davidson County, Tennessee, dated November 21, 2013 and recorded on December 03, 2013.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 105, Register's Office for Davidson County, Tennessee.
- All matters on the Map shown as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20130415-0036896, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions, Restrictions and By-Laws of record in Instrument No. 20130415-00367896, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1819 A 5th Avenue North A, Nashville, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this the 26 DAY OF JUNE, 2020.

Jason A. Yizar

Devika A. Yizar

STATE OF MARYLAND
COUNTY OF HOWARD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JASON A. YIZAR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of June, 2020.

Lori D. Kempf
Notary Public
My Commission Expires: 08/14/2023
(SEAL)

LORI G. KEMPF
NOTARY PUBLIC
Comm. Exp. Aug 14, 2023
Anne Arundel County
STATE OF MARYLAND

STATE OF MARYLAND
COUNTY OF HOWARD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEVIKA A. YIZAR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of June, 2020.

Lori D. Kempf
Notary Public
My Commission Expires: 08/14/2023
(SEAL)

LORI G. KEMPF
NOTARY PUBLIC
Comm. Exp. Aug 14, 2023
Anne Arundel County
STATE OF MARYLAND

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, **Milissa Loew**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Milissa Loew

State of **Tennessee**
County of **Davidson**

Personally, appeared before me, **Shelly M Walling,** a notary public for this county and state, **Milissa Loew,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Walling

My Commission Expires:

