Karen Johnson Davidson County
Batch# 432278 DEEDWARR
07/08/2020 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $936.10
20200708-0073524

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 day June 2020.

Notary Public

MY COMMISSION EXPIRES: July 24, 2023

(AFFIX SEAL)

MICHELLE LEE PEPPER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

778079

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kelly Frates	Kelly Frates	092-16-0C-208.00-C
(NAME)	(NAME)	
807 South 18th Ave, Unit 208	1201 Olive Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Dalhart, TX 79022	
(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 considerations, the receipt of which is hereby acknowledged, **I Laurie J. Ovalles,a single person,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Kelly Frates, married and Kaci Frates, unmarried, as tenants in common with right of survivorship,** hereinafter called the GRANTEE(S), his/her/their assigns, a 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, described as follows, to wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 208 together with parking space No. 31 of 807 Eighteenth Avenue Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "E" to the Master Deed of record in Instrument No. 20041214-0148798 amended in Instrument No. 20041216-0149823, Instrument No. 20050504-0050222 re-recorded in Instrument No. 20060109-0003220 and further amended in Instrument No. 20051123-0142078 and Instrument No. 20070509-0055940, Register's Office for said county, to which source reference is hereby made for more complete details of description, together with the said apartment's appurtenant undivided interest in the general and limited common elements of the condominium.
Being the same property conveyed to Laurie J. Ovalles, a single person by Warranty Deed from Matthew Frederick, an unmarried man, dated 05/03/2017, and Recorded 05/08/2017, of record in Deed Instrument 201705080045285, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
Covenants, conditions, easements and restrictions recorded in Instrument 200412140148798, and amended recorded in Instrument 200412160149823, Instrument 200505040050222, and Re-record in Instrument 200601090003220, and amended in Instrument 200511230142078, Instrument 200705090055940, and Instrument 200803140026174, Register's Office for Davidson County Tennessee.

Easement including terms and conditions thereof as recorded in Instrument 200504200044082, Register's Office for Davidson County Tennessee

Rights of others under the terms and conditions contained in the Charter of record in Instrument 200411300142097, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 807 South 18th Ave, Unit 208, Nashville, TN 37203

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 17th day of June 2020.

Laurie J. Ovalles

State of Rhode Island
County of Washington

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Laurie J. Ovalles, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 17th day of June, 2020.

Notary Public:
My Commission Expires: 9/18/2022

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

DANIEL MCCAUGHEY
NOTARY PUBLIC
STATE OF RHODE ISLAND
MY COMMISSION EXPIRES SEPT. 18, 2022

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

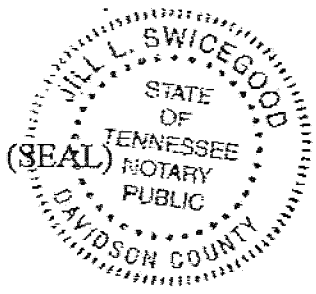
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

900