THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 444607 **DEEDWARR**
07/28/2020 08:45:24 AM 2 pgs
Fees: $13.00 Taxes: $976.80

20200728-0082414

# WARRANTY DEED

| Address of New Owners: | Send Tax Bills To: | Tax ID No.: |
|---|---|---|
| Aaron Caruso and<br>Lisa Caruso<br>807 18th Avenue South<br>Nashville, TN 37203 | Cardinal Financial Co., LP<br>P.O. Box 0054<br>Palatine IL 60055-0054 | 092-16-0C-310.00-CO |

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Radek Fooksa and Daniela Sever, Husband and Wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Aaron Caruso and Lisa Caruso**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 310 as shown on the plan attached as Exhibit "E" to the Master Deed establishing 807 Eighteenth Avenue Condominiums, of record in Instrument No. 20041214-0148798, as amended in Instrument No. 20041216-0149823, Instrument No. 20050504-0050222, Instrument No. 20051123-0142078 and Instrument No. 20060109-0003220, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Parking Space# 48 is included as an appurtenance to this Unit in the Third Amendment to the Master Deed of record in Instrument No. 20051123-0142078, said Register's Office for Davidson County, Tennessee. This appurtenance is deeded with the unit and is not transferable in any fashion except with a transfer of the Unit.

Being the same property conveyed to Radek Fooksa and Daniela Sever, by Warranty Deed from Jeri L. Rice, a single person, of record on December 1, 2015, at Instrument No. 20151201-0120954, Davidson County Register of Deeds.

, This property is commonly known as 807 18th Avenue South, Nashville, TN 37203.
Note that a street address is not part of a legal description.

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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all 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 GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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** 23rd **day of July, 2020**:

Radek Fooksa by Daniela Sever
**Radek Fooksa by Daniela Sever, Attorney in Fact**
Attorney in Fact

Daniela Sever
**Daniela Sever**

STATE OF MASSACHUSETTS

COUNTY OF NORFOLK

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

Witness my hand and official seal, this 23rd day of July, 2020:

Notary Public

My Commission Expires: 2/5/21

TANYA WALKER
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires On
February 05, 2021

**STATE OF** MASSACHUSETTS

**COUNTY OF** NORFOLK

On this 23rd day of JULY, 2020, before me personally appeared **Daniela Sever**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Radek Fooksa**, and who acknowledged that such person executed the same as the free act and deed of **Radek Fooksa** . Witness my hand and official seal, this the 23rd day of **July, 2020**:

Notary Public

My Commission Expires: 2/5/21

TANYA WALKER
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires On
February 05, 2021

STATE OF MASSACHUSETTS

COUNTY OF NORFOLK

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$264,000.00**:

Affiant DANIELA SEVER

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 23rd DAY OF July, 2020:

Notary Public

My Commission Expires: 2/5/21

TANYA WALKER
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires On
February 05, 2021