WARRANTY DEED

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

A-JC-20-3217-B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/7/2023
(AFFIX SE

Karen Johnson Davidson County
Batch# 452076 DEEDWARR
08/06/2020 12:47:32 PM 2 pgs
Fees: $13.00 Taxes: $1,276.50

20200806-0087640

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)
Sithandazile Olebogeng Ntuka	**Quicken Loans, LLC**	
(NAME) **3217 Curtis Street #B**	(NAME) **1050 Woodward Avenue**	**070-09-0K-00.00-CO**
(ADDRESS) **Nashville, TN 37218**	(ADDRESS) **Detroit, MI 48226-1906**	
(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, **PHILLIP E. TAYLOR, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SITHANDAZILE OLEBOGENG NTUKA,** 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:

Land in Davidson County, Tennessee, being Unit No. B, 3217 Curtis Street, as shown in the Declaration of Covenants, Conditions, and Restrictions for 3217 Curtis Street, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190923-0096590, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Rosemary D. Left by Warranty Deed from Florence Follis Highsmith and husband, Alton R. Highsmith of record in Book 8150, Page 435, Register's Office for Davidson County, Tennessee, dated June 19, 1900 and recorded on July 11, 1990. (Value or consideration shown in aforementioned deed $40,000.00.)

Being a portion of the same property conveyed to Josh Terry, Trustee of The 3217 Curtis St Trust by Warranty deed from Rosemary D. Left, a single woman of record in Instrument No. 20190806-0078065 Register's Office for Davidson County, Tennessee, dated July 31, 2019 and recorded on August 06, 2019. (Value of consideration shown in aforementioned deed $130,000.00.)

Being a portion of the same property conveyed to Phillip E. Taylor, a single man by Warranty deed from Josh Terry, Trustee of The 3217 Curtis St Trust of record in Instrument No. 20190807-0078594 Register's Office for Davidson County, Tennessee, dated July 31, 2019 and recorded on August 07, 2019. (Value of consideration shown in aforementioned deed $135,000.00.)

Being also known as 3217 Curtis Street #B Nashville, Tennessee 37218.

This conveyance is subject to:
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20190923-0096590, Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3217 Curtis Street #B, Nashville, Tennessee 37218**.

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 4 DAY OF AUGUST, 2020.

Phillip E. Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHILLIP E. TAYLOR, 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 4th of August, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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