WARRANTY DEED

Karen Johnson Davidson County
Batch# 454063 DEEDWARR
08/11/2020 11:10:30 AM 3 pgs
Fees: $18.00 Taxes: $620.49
20200811-0089172

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $167,700.00.

Affiant

Subscribed and sworn to me on 08/05/20.

NOTARY PUBLIC
My Commission Expires: 11-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Theo D. Trandafirescu 2134 Fairfax Ave Nashville, TN 37212	NEW OWNER	104 11 0A 038.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Andrew W. Krause, a married man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Theo D. Trandafirescu and Adriana Trandafirescu, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> A certain condominium located in Davidson County, Tennessee, being Unit No. C-6 of The Villager West Condominium Apartments, A Condominium Development of record in Plat Book 5210, Page 174, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotted, under the Master Deed establishing Villager West Condominium of record in Book 5452, Page 419 in the Register's Office for Davidson County, Tennessee to which plat and master deed reference are hereby made for a more complete description of said property; and subject to the provisions and requirements thereof, and the By-laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the Regime and buildings thereof together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "B" to said Master Deed.
>
> Being the same property conveyed to Andrew W. Krause, by Warranty Deed from Leda Ramoz, unmarried, of record in Instrument No. 20180530-0051408, in the Register's Office of Davidson County, Tennessee, Dated May 23, 2018 and recorded on May 30, 2018.
>
> Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This is improved property known as 2134 Fairfax Ave, Nashville, Tennessee 37212.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES he 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 herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my hand this August 2nd, 2020.

Andrew W. Krause

STATE OF Maryland
COUNTY OF Baltimore

On August 3, 2020, before me personally appeared Andrew W. Krause, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on August 3, 2020.

NOTARY PUBLIC

My Commission Expires: May 15 2021

JESSICA HAMILTON
COMM. EXP.
NOTARY
PUBLIC
MAY 15, 2021
CARROLL COUNTY, MD

Certificate of Authenticity

I, John Cobb Rochford, 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.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Lewis
Notary's Signature

My Commission Expires: 11-8-2021

