Karen Johnson Davidson County
Batch# 459537 DEEDWARR
08/19/2020 08:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20200819-0093109

WARRANTY DEED

Returned:
MAGNOLIA
TITLE & ESCROW
1104 Fatherland Street
NASHVILLE, TN 37206

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14TH DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Owen K. Rosenberg, unmarried, an undivided 32% tenant in common interest, and Michelle Kolb, an undivided 68% tenant in common interest 402 Avondale Drive Nashville, TN 37206	New owner	083-10-0-080.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Karrah P. Towater formerly Karrah Paige Tines a/k/a Karrah Tines, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Owen K. Rosenberg, an unmarried man, an undivided 32% tenant in common interest, and Michele Kolb, an unmarried woman, an undivided 68% tenant in common interest**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being the northerly one-half of Lot No. 131 and all of Lot No. 132 on the Map of McEwen Place, of record in Book 332, Page 133, Register's Office for said County.

Said part of Lot No. 131 and all of Lot No. 132 front together 45 feet on the westerly side of North Eighteenth Street, formerly Ivins Street and runs back between parallel lines, 128 feet to an alley.

Being the same property conveyed to Karrah Paige Tines a/k/a Karrah Tines, unmarried by Warranty Deed from Gary Goetzman, married dated 11/12/2013 and recorded 11/18/2013, of record in Instrument 201311180118695, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 402 Avondale Drive, Nashville, TN 37206

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 heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 14th day of August, 2020.

Karrah P. Towater f/k/a Karrah Paige Tines

Jamie F. Towater

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Karrah P. Towater f/k/a Karrah Paige Tines, and Jamie F. Towater, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 14th of August, 2020.

Notary Public

My Commission Expires: 3/7/2023

(SEAL)

John M. Wolfe
State of Tennessee
Notary Public
Davidson County

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

