Karen Johnson Davidson County
Batch# 469133 DEEDWARR
09/03/2020 10:31:35 AM 2 pgs
Fees: $13.00 Taxes: $1,812.63
20200903-0100385

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200729011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $489,900.00.

Affiant

Subscribed and sworn to before me, this 28th day of August, 2020.

Notary Public
My Commission Expires: 1-3-22

FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Cheryl Worzala-Grogin and Linda Babnis 425B 35th Avenue North Nashville TN 37209	New Owner	Tax Parcel ID No. 092-09-4O-002.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **423 35th Avenue N, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cheryl Worzala-Grogin, an unmarried woman and Linda Babnis, an unmarried woman, as tenants in common with the right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. B on the plan of Homes at 425 35th Avenue North, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at 425 35th Avenue North, a Horizontal Property Regime with Private Elements of record in Instrument No. 20160930-0103234, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to 423 35TH AVENUE N, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from GREG POLLARD, of record in Instrument No. 20160721-0075379, dated July 20, 2016 and corrected in Instrument No. 20160818-0086481, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 092-09-4O-002.00 CO.

Matters shown on the Plan of record in Book 332, page 161, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of Homes at 425 35th Avenue North, a Horizontal Property Regime with Private Elements of record in Instrument No. 20160930-0103234, said Register's Office.

This is improved property located at 425B 35th Avenue North Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #R-1965-21-425

easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of August, 2020.

423 35th Avenue N, LLC

member

By: Allen Huggins, Authorized Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Allen Huggins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member (or other officer authorized to execute the instrument) of 423 35th Avenue N, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand, at office, this 28th day of August, 2020.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022