Karen Johnson Davidson County
Batch# 469140 DEEDWARR
09/03/2020 10:35:50 AM 2 pgs
Fees: $13.00 Taxes: $2,393.90
20200903-0100394

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 20[illegible]870**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $647,000.00. Affiant Subscribed and sworn to before me, this 28th day of August, 2020. Notary ~~Public~~ My Commission Expires:

Margaret R. Means State of Tennessee Notary Public Davidson County My Commission Expires September 7, 2021

WARRANTY DEED

Address New Owner: Christopher King and Kelley King 1814A Elliott Avenue Nashville TN 37203	Send Tax Bills To: new owners	Tax Information: Tax Parcel ID No. 105 10 0G 001.00

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, **Kaplan Family Partners LLC, an Ohio limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher King and Kelley King, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 1814 Elliott Avenue Properties, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1814 Elliott Avenue Properties, a Horizontal Property Regime, of record in Instrument No. 20140829-0079202, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Kaplan Family Partners LLC, by Warranty Deed from Vann M. Bolton and Joyce Bolton, husband and wife, of record in Instrument No. 20180705-0065220, in the Register's Office of Davidson County, Tennessee, dated June 28, 2018 and recorded on July 5, 2018.

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.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Waverly Place, as recorded in Plat Book 57, Page(s) 95.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140829-0079202.

This is improved property located at 1814A Elliott Avenue Nashville TN 37203.

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MY-SB-DM-20-1814A

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 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.

Kaplan Family Partners LLC

BY:

Rita Kaplan -MEMBER
Rita Kaplan, Member

Member
Dean Kaplan, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Rita Kaplan and Dean Kaplan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the members (or other officer authorized to execute the instrument) of Kaplan Family Partners, LLC, an Ohio Limited Liability Company, the within named bargainors, and that they as such authorized members have executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as such aforesaid authorized members.

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

Nathan L Powers
Notary Public

My Commission Expires: 01/17/21

