WARRANTY DEED

Karen Johnson Davidson County
Batch# 476253 **DEEDWARR**
09/15/2020 03:16:14 PM 2 pgs
Fees: $13.00 Taxes: $1,517.00

20200915-0105395

A-BMR-20-225

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2023

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)
Kathleen Elizabeth Delgiorno and Micah V. Smith	~~**New Owner**~~ CapStar Bank	
(NAME)	(NAME)	
225 53rd Avenue N	2002 Richard Jones Rd. Suite 300A	**091-15-0-084.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville TN 37215	
(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, **ASHLEY KUZMA, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KATHLEEN ELIZABETH DELGIORNO AND MICAH V. SMITH, WIFE AND HUSBAND,** 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 Part of Block 14 on the Plan of Realty Savings Bank & Trust Co's, Revised Plan of West Extension of Charlotte Park Company's First Addition, of record in Plat Book 421, Page 18, in the Register's Office for said County, described as follows, to wit:

Beginning on the Westerly margin of 53rd Avenue, formerly 12th Street, at a point 220 feet South of the Southerly margin of Nevada Avenue, thence with the Westerly margin of 53rd Avenue, Southwardly 50 feet to the Northeast corner of the property conveyed to Clevis Baker and wife, by deed from Julius Parman et al, of record in Book 1450, Page 65, said Register's Office; thence with said Bakers Northerly line Westerly 137 feet, more or less, to the Easterly margin of the right of way of a proposed spur track of the N.C. & St. L. Railway; thence with said right of way, Northwardly 50 feet; thence Eastwardly 138 feet, more or less, to the beginning.

Being the same property conveyed to Ashley Kuzma, unmarried by Warranty deed from Hillman Snyder, Jr., Executor of the Estate of Linda Faye Metts of record in Instrument No. 20050831-0104492 Register's Office for Davidson County, Tennessee, dated August 24, 2005 and recorded on August 31, 2005.

**The subject property was never the Grantor's marital residence.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 18, Register's Office for Davidson County, Tennessee.
- 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: **225 53rd Avenue N, Nashville, Tennessee 37209**.

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 14th DAY OF SEPTEMBER, 2020.

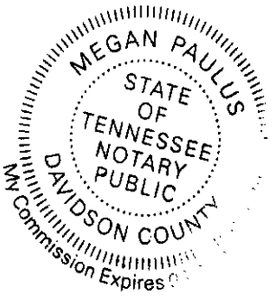
Ashley Kuzma

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ASHLEY KUZMA, 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 14th of September, 2020.

Notary Public
My Commission Expires: 3/7/23
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212