Karen Johnson Davidson County
Batch# 476977 DEEDWARR
09/16/2020 12:10:30 PM 3 pgs
Fees: $18.00 Taxes: $2,774.63
20200916-0105838

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200930079**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $749,900.00. Julie Baily Affiant Subscribed and sworn to before me, this 10th day of September, 2020. Notary Public My Commission Expires: 11-6-2023

WARRANTY DEED

Address New Owner: Christopher Clements and Laurel Kozlowski 1810A Elliott Avenue Nashville TN 37203	Send Tax Bills To: F&M Bank 2021 Richard Jones Rd. Nashville, TN 37215	Tax Information: Tax Parcel ID No. 105 10 0L 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 Clements and Laurel Kozlowski, 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. 1810A of 1810 Elliott Avenue Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1810 Elliott Avenue Townhomes, a Horizontal Property Regime, of record in Instrument No. 20150430-0039053, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" 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 Jason Landry and Amanda Landry, husband and wife, of record in Instrument No. 20180628-0062579, in the Register's Office of Davidson County, Tennessee, dated June 28, 2018 and recorded on June 28, 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.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Waverly Place Lot 18, as recorded in Instrument No. 20141117-0105982.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150430-0039053.

This is improved property located at 1810A 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.

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 10th day of September, 2020.

Kaplan Family Partners LLC

BY:

Rita Kaplan member

Rita Kaplan, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

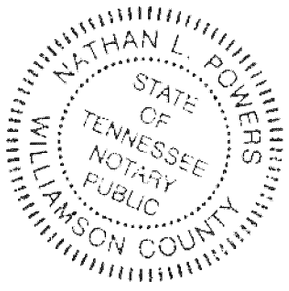
Before me, the undersigned, of the State and County aforesaid, personally appeared Rita Kaplan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the member (or other officer authorized to execute the instrument)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

Witness my hand, at office, this 10th day of September, 2020.

Nathan L Powers

Notary Public

My Commission Expires: 01/17/21



True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022