THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35684-08-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $365,000.00. Affiant Subscribed and sworn to before me this 16th day of September, 2020. Notary Public My Commission Expires: 12/1/2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

WARRANTY DEED

Address New Owner: Amy Dawn Hulings Christopher Thomas Narusas 5107 Michigan Avenue Nashville, TN 37209	**Send Tax Bills To:** OneTrust Home Loans 3131 Camino Del Rio, Ste. 1680 San Diego, CA 92108	**Tax Information:** Map and Parcel No.: 091070D00400CO

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, **Carrie Redmon, a single woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher Narusas, a single man, and Amy Hulings, a single woman, tenants in common with right of survivorship** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5107 Michigan Avenue, Nashville, TN 37209.

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

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself hers heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch# 477113 DEEDWARR
09/16/2020 03:03:30 PM 4 pgs
Fees: $23.00 Taxes: $1,350.50
20200916-0106051

IN WITNESS WHEREOF, Grantor has executed this instrument on the 16th day of September, 2020.

Carrie Redmon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Carrie Redmon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of September, 2020.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 7B, together with the appurtenant interest in the common elements of The Row at 51st Townhomes, a horizontal property regime with private elements established by Declaration of record as Instrument No. 20070905-0106500, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhbirt "B" to the aforementioned Declaration.

Being the same property conveyed to Carrie Redmon by deed dated May 29, 2014 from JHAS Properties, a Tennessee Corporation, of record in Instrument No. 20140602-0047020, Register's Office for Davidson County, Tennessee. Carrie Redmon and Carrie A. Redmon are one and the same person.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 091070D00400CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for The Row at 51st Townhomes, of record in Instrument No. 20070905-0106500, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Site Plan of record attached as Exhibit B to the Declaration in Instrument No. 20070905-0106500, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), 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 Tennessee

County of Williamson

Personally appeared before me, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), 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: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

00569731