WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of September, 2020

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ellie Ivancich Marjorie Ivancich Donna Bollier	**New Owner**	105-05-4L 001.00 CO
(NAME)	(NAME)	Karen Johnson Davidson County Batch# 479695 **DEEDWARR** 09/21/2020 10:15:51 AM 2 pgs Fees: $13.00 Taxes: $2,164.50
1107 A Argyle Avenue		
(ADDRESS)	(ADDRESS)	20200921-0107725
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tudor Building Group,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ellie Ivancich, a single woman, Marjorie Ivancich, a married woman, and Donna Bollier, a married woman, as joint tenants with right of survivorship,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson **County, Tennessee, being Unit A on the Plan of 1107 Argyle Avenue Townhomes as described in Exhibit "B" and the declarations of covenants, conditions and restrictions for 1107 Argyle Avenue Townhomes, of record in Instrument No. 20190509-0043729, Register's Office for said county, to which reference is made for a more complete description.**

Being part of the same property conveyed to Tudor Building Group by deed of record in Instrument No. 20190503-0041786, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

unimproved ☐

This is improved ☑ property, known as 1107 A Argyle Avenue, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 16th day of September, 2020.

Tudor Building Group

By: _____
Lori Holloway, Authorized Agent

State of Tennessee
County of Rutherford

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Lori Holloway, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Agent of Tudor Building Group, GP, and that she as such Authorized Agent executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 16th day of September, 2020.

_____
Notary Public Kelsie Holloway
My Commission Expires: 5/18/24

File No.: 22159

