33786-3

WARRANTY DEED

Karen Johnson Davidson County
Batch# 514296 DEEDWARR
11/12/2020 09:07:06 AM 2 pgs
Fees: $13.00 Taxes: $1,450.40

20201112-0132973

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$392,000.00.**

Affiant

Subscribed and sworn to before me, this the **30th** day of **October, 2020.**

Notary Public

My commission expires: July 3, 2023

(AFFIX SEAL)

JEFFREY S. BENZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Marisa L. Frank and Jason Holleman	**F&M Bank ISAOA/ATIMA**	**082-05-0-M-002.00co**
1813B 3rd Avenue North	**PO Box 451**	
Nashville, TN 37208	**Clarksville, TN 37041**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Corie Kellman, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Marisa L. Frank an unmarried woman and Jason Holleman, an unmarried man

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 No. B on the Plan of Homes at 1813 3rd Avenue North, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Homes at 1813 3rd Avenue North, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20140708-0060127, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Homes at 1813 3rd Avenue North, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20140708-0060127, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Corie Kellman, unmarried by Deed dated September 30, 2015 from John Ambrose, unmarried, of record in Instrument No. 20151005-0100802, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1. **The Plan of record as set out on Exhibit "B" to the Declarations shown in Instrument No. 20140708-0060127, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**
2. **Declaration of Covenants, Conditions and Restrictions for Homes at 1813 3rd Avenue North, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20140708-0060127, and By-Laws appended thereto, Register's Office for Davidson County, Tennessee**
3. **Charter of Homes at 1813 3rd Avenue North Homeowners' Association, Inc. of record in Instrument No. 20150526-0048371, Register's Office for Davidson County, Tennessee.**
4. **All matters shown on the Plan of record in Chancery Court, of record in Plan Book 2, page 99, Register's Office for Davidson County, Tennessee.**
5. **Taxes for the current year which have been prorated and assumed by the Grantees herein and any subsequent years, not yet due and payable.**

This is improved property, known as **1813B 3rd Avenue North, Nashville, TN 37208**

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 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 hand(s) this **30th** day of **October, 2020.**

By: _____
Corie Kellman

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Corie Kellman,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **October, 2020.**

_____
Notary Public

JEFFREY LEE BROTHERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/9/24