WARRANTY DEED

Karen Johnson Davidson County
Batch# 539696 DEEDWARR
12/21/2020 03:14:37 PM 2 pgs
Fees: $13.00 Taxes: $1,277.43

20201221-0151517

G-KW-20-1411B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,250.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-24

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)
Jason Gullo and Sara K Dorsey	NEW OWNER	
(NAME)	(NAME)	**081-16-0I-002.00-CO**
604 B Hume St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, **TIFFANY M. MCGUINNESS AND TODD E. UMEHIRA, TRUSTEES OF THE UMEHIRA-MCGUINNESS FAMILY TRUST DATED JULY 15, 2015,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JASON GULLO AND SARA K DORSEY, HUSBAND AND WIFE,** 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 Unit 1411B, 1411 Arthur Avenue Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for 1411 Arthur Avenue Townhomes of record in Instrument Number 20150923-0096504, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tiffany M. McGuiness and Todd E. Umehira, Trustees of the Umehira-McGuiness Family Trust dated July 15, 2015 by Warranty deed from Hybrid Phoenix Holdings, LLC of record in Instrument No. 20170214-0015253 Register's Office for Davidson County, Tennessee, dated January 27, 2017 and recorded on February 14, 2017.
Said Deed of record contained and error in the last name of the Grantee. The correct spelling for the Grantee is Tiffany M. McGuinness and Todd E. Umehira, Trustees of the Umehira-McGuinness Family Trust dated July 15, 2015

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20150923-0096504, Register's Office for Davidson County, Tennessee.
- Charter of 1411 Arthur Avenue Townhomes of record in Instrument Number 201510020100231, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 23, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1411 B Arthur Ave, Nashville, Tennessee 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 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 16th DAY OF DECEMBER, 2020.

Tiffany M. McGuinness and Todd E. Umehira, Trustees of the Umehira-McGuinness Family Trust dated July 15, 2015

BY: _____
Tiffany M. McGuinness
Trustee

BY: _____
Todd E. Umehira
Trustee

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIFFANY M. MCGUINESS, TRUSTEE of TIFFANY M. MCGUINNESS AND TODD E. UMEHIRA, TRUSTEES OF THE UMEHIRA-MCGUINNESS FAMILY TRUST DATED JULY 15, 2015, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 16th of December, 2020.

_____
Notary Public
My Commission Expires: 12-16-21
(SEAL)

LISA ARAQUE
COMM. #2222362
Notary Public - California
Los Angeles County
My Comm. Expires Dec. 16, 2021

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TODD E. UMEHIRA, TRUSTEE of TIFFANY M. MCGUINNESS AND TODD E. UMEHIRA, TRUSTEES OF THE UMEHIRA-MCGUINNESS FAMILY TRUST DATED JULY 15, 2015, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 16th of December, 2020.

_____
Notary Public
My Commission Expires: 12-16-21
(SEAL)

LISA ARAQUE
COMM. #2222362
Notary Public - California
Los Angeles County
My Comm. Expires Dec. 16, 2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212