Name and Address of New Owner:
Katherine Rose
1309 Forrest Avenue
#7
Nashville, TN 37206

Send Tax Bills To:
NEW OWNER

Karen Johnson Davidson County
Batch# 555939 DEEDWARR
01/19/2021 10:50:52 AM 2 pgs
Fees: $13.00 Taxes: $1,822.25

20210119-0007675

This Instrument Prepared By:
Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 083 09 0G 007.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Nura C. Kruciak and Rusty T. Kruciak, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Katherine C. Rose, unmarried,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 7, as established by the Declaration of Covenants and Restrictions for The Lockeland Springs Lofts East Nashville Condominiums, a Horizontal Property Regime, of record in Instrument No. 20141015-0095131, as amended by that First Amendment, of record in Instrument No. 20141015-0095317, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit, as set forth in the Declaration of Covenants, Conditions and Restrictions, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Nura C. Kruciak, and Rusty T. Kruciak, wife and husband, by Warranty deed from Lockland Springs Lofts, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20151019-0106116 Register's Office for Davidson County, Tennessee, dated October 02, 2015 and recorded on October 19, 2015. (Value of consideration shown in aforementioned deed $424,900.00.)

Being also known as 1309 Forrest Avenue - Unit 7 Nashville, Tennessee 372063004.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of January, 2021.

_____(SEAL)
Nura Kruciak

_____(SEAL)
Rusty Kruciak

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nura Kruciak and Rusty Kruciak, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th day of January, 2021.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My commission expires: 3/8/21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $492,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
14th day of January, 2021.

_____
Notary Public
My commission expires: 03-08-21

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No. 2020-1226