Name and Address of New Owner:
John Connor Fitzgerald and Kirby Elizabeth Smith
619B Moore Avenue
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 595698 DEEDWARR
03/19/2021 01:26:30 PM 3 pgs
Fees: $18.00 Taxes: $2,238.50
20210319-0036763

Send Tax Bills To:
Churchill Mortgage Corporation
1749 Mallory Lane, Suite 100
Brentwood, TN 37027

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

Map & Parcel No: 105-07-0I-002-00-CO

## 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, **Nathaniel Carden, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **John Connor Fitzgerald, a single man and Kirby Elizabeth Smith, a single woman, As Tenants In Common** , "the Grantees," the following described real estate in Davidson County, Tennessee:

Situated in Davidson County, Tennessee, being Unit B, as shown on Exhibit B, of the Declaration of Covenants, Conditions and Restrictions for Homes at 619 Moore Avenue, a Horizontal Property Regime with private elements, as of Record in Instrument No. 20140408-0029326, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Greene & Young Enterprises, LLC, an Alabama Limited Liability Company from Deep River Development, LLC dated Feb. 8, 2016; recorded Feb. 10, 2016 as Instrument No. 20160210-0012690 in the Register's Office for Davidson County, Tennessee.
(Value or consideration shown in aforementioned deed $471,900.00)

Being the same property conveyed to Nathaniel Carden by General Warranty deed from Greene and Young Enterprises, LLC of record in Instrument No. 20170724-0074727 Register's Office for Davidson County, Tennessee, dated July 19, 2017 and recorded on July 24, 2017. (Value of consideration shown in aforementioned deed $480,000.00.)

Being also known as 619B Moore Avenue , Nashville, Tennessee 37203.

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 Grantees, and the Grantees' 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 16th day of March, 2021.

Nathaniel Carden by Traci Huff, his Attorney-In-Fact (SEAL)
Nathaniel Carden by Traci Huff, Attorney-In-Fact

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, Traci Huff to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Nathaniel Carden. and acknowledged that he executed the same as the free act and deed of the said Nathaniel Carden.

Witness my hand and seal this 16th day of March, 2021.

Becky Elizabeth Burch
Notary Public
My commission expires: 11-19-23

BECKY ELIZABETH BURCH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

**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 **$605,000.00**, 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 16th day of March, 2021.

Julie Bailey
Notary Public
My commission expires: 9-2-2024

JULIE BAILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 02, 2024

File No. 2021-1392

# True Copy Certification

I, **Angie Lawless**, 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 TN
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022