Karen Johnson Davidson County
Batch# 600391 DEEDWARR
03/25/2021 02:02:30 PM 3 pgs
Fees: $18.00 Taxes: $2,145.63
20210325-0039607

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 210233655**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $579,900.00. Affiant Subscribed and sworn to before me, this 19th day of March, 2021. Notary Public My Commission Expires: 11-6-23

SABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

Address New Owner: Brendan Dauenhauer 1607A 10th Avenue Nashville TN 37208	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 081-12-1D-001.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David Heller, Trustee of the 10th Avenue North Trust, created July 01, 2020** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brendan William Dauenhauer, single man**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A, Homes at 1607 10TH, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180118-0005532, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to David Heller, Trustee of the 10th Avenue North Trust, created July 01, 2020 by Quitclaim deed from Casey Mize of record in Instrument No. 20200420-0041277 Register's Office for Davidson County, Tennessee, dated April 13, 2020 and recorded on April 20, 2020 and scriveners Affidavit recorded on July 13, 2020, in Instrument No. 20200713-0075928.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 21, Page 23, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180118-0005532 , Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

This is improved property located at 1607A 10th Avenue Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of March, 2021.

David Heller, Trustee of the 10th Avenue North Trust, created July 01, 2020.

BY: _____
David Heller, Trustee

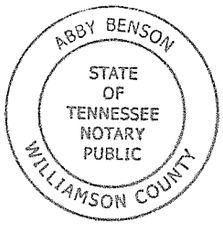
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Heller, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of the 10th Ave North Trust, created July 01, 2020, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and official seal, this 19th day of March, 2021.

_____
Notary Public

My Commission Expires:



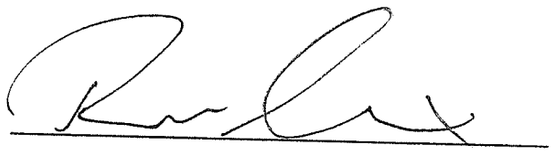
MY COMMISSION EXPIRES
DECEMBER 15, 2021

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37211

Certificate of Authenticity

I, Ryan Lux, 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.

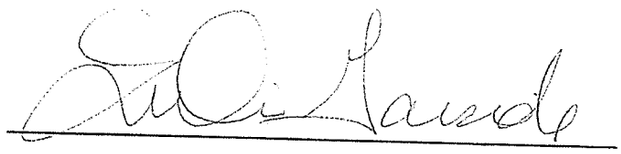


Signature

State of Tennessee

County of Davidson

Personally appeared before me, Leslie Garside, a notary public for this county and state, Ryan Lux 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: 1/3/23

Notary's Seal (If on paper)

