WARRANTY DEED

Karen Johnson Davidson County
Batch# 602524 DEEDWARR
03/29/2021 03:51:22 PM 2 pgs
Fees: $13.00 Taxes: $2,175.60

20210329-0041134

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $588,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of March, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/15/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Austin Robert Kennedy Kaitlyn Marie DiGangi	new owner	082-09-0Q-395.00-CO
(NAME)	(NAME)	
395 Monroe Street		
(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 considerations, the receipt of which is hereby acknowledged, We **Andre Surratt and Jenny Surratt**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Austin Robert Kennedy, an unmarried man and Kaitlyn Marie DiGangi, an unmarried woman as tenants in common with rights of survivorship**, hereinafter called the GRANTEE(S), their 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. 395 as set forth in the Master Deed Establishing a Horizontal Property Regime of 4th & Monroe, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, at seq., as amended, of record in Instrument No. 20070619-0073328, amended in Instrument No. 20080122-006370, Instrument No. 20080606-0058487, Instrument No. 201006250049730, Instrument No. 20120824-0076410 and in Instrument No. 20130411-0035975 and 20130718-0074552, in the Register's Office for Davidson County, Tennessee; said Units being shown as part of Exhibit "D" to said Master Deed together with all common areas, open space, roads, right of ways, rights and easements appurtenant thereto.

Being the same property conveyed to Andre Christopher Surratt and Jenny Surratt, husband and wife by Special Warranty Deed from Nashten, LLC, a Tennessee Limited Liability Company, dated 09/24/2013 and recorded 09/25/2013, of record in Instrument 201309250100881, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 395 Monroe Street, Nashville, TN 37208

File No.: 1136234
Warranty Deed TN

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-VRES-21-395

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), his/her/their 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), his/her/their 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.

Effective the 19th day of March, 2021.

Andre Christopher Surratt by Jenny Surratt, as his Attorney In Fact

Jenny Surratt

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Jenny Surratt, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is, pursuant to Power of Attorney of record in Davidson County Register's Office, Instrument Number _____, the Attorney-in-Fact for Andre Christopher Surratt (herein called 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 as the free act and deed of the Maker on this 03/19/21

REBECCA CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-31-2024

Notary Public:
My Commission Expires: _____

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned Notary Public in and for said County and State, Jenny Surratt, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of evidence), and who acknowledged that she executed the within instrument for the purposes therein contained on 3/19/21.

Notary Public
My Commission Expires: _____

REBECCA CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-31-2024

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075