G#34490-2 BOX #14

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 622076 **DEEDWARR**
04/26/2021 09:23:35 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20210426-0054912

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $275,000.00

Noah Jarrod Dunlap
Affiant

Subscribed and sworn to before me, this 23rd day of April, 2021.

Notary Public
My Commission Expires: 11/8/21

ANDREW T. WOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Noah Jarrod Dunlap 807 18th Ave S #107 Nashville, TN 37203	CapStar Bank 2002 Richard Jones Rd Ste 300A Nashville, TN 37215	Tax Parcel ID No. 092 16 0 C 107 00 CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KENNETH J. ABDO AND KAREN A. ABDO, HUSBAND AND WIFE** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **NOAH JARROD DUNLAP, UNMARRIED MAN** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit 107 as specified on the Plat shown in the Master Deed, on the Plan of 807 Eighteenth Avenue Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for 807 Eighteenth Avenue Condominiums, of record in Instrument No. 20041214-0148798, amended in Instrument No. 20041216-0149823, in Instrument No. 20050504-0050222, re-recorded in Instrument No. 20060109-0003220, and further amended in Instrument No. 20051123-0142078 and in Instrument No. 20070509-0055940, Registers Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of 807 Eighteenth Avenue Condominiums, for placement of Units, as shown on Exhibit "E" to the Second Amendment to the Master Deed of record in Instrument No. 20050504-0050222, re-recorded in Instrument No. 20060109-0003220, said Register's Office, for a more complete identification and description of such Unit.

Parking Space No. 22 is included as an appurtenance to this Unit in the Third Amendment to the Master Deed of record in Instrument No. 20051123-0142078, said Registers Office for Davidson County, Tennessee. This appurtenance is deeded with the Unit and is not transferable in any fashion except with a transfer of the Unit.

Being the same property conveyed to KENNETH J. ABDO AND KAREN A. ABDO, HUSBAND AND WIFE, by deed from GRIFFITH MORRIS AND RAKHEL MORRIS, HUSBAND AND WIFE, of record in Instrument No. 20200110-0003626, dated December 31, 2019, said Register's Office.

This is improved property commonly known as: **807 18th Ave S #107, Nashville, TN 37203**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his 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, Grantors have executed this instrument on this 23 day of April, 2021.

KENNETH J. ABDO

KAREN A. ABDO

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KENNETH J. ABDO AND KAREN A. ABDO,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 23rd day of April, 2021.

Notary Public
My Commission Expires:

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025