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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 210333953**<br><br>Karen Johnson Davidson County<br>Batch# 632039 DEEDWARR<br>05/10/2021 10:25:33 AM 2 pgs<br>Fees: $13.00 Taxes: $1,590.63<br>20210510-0062261 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $429,900.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 7th day of May, 2021.<br><br>Notary Public<br>My Commission Expires: |

SHIRA KINGREY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

## WARRANTY DEED

| | | |
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| Address New Owner:<br>Lyla M. Eljizi<br>807 18th Avenue South #101<br>Nashville TN 37203 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>092 16 0C 101.00 |

**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, **Lindsay M. Cavarra, an unmarried woman and Mary K. Cavarra, a married woman, as joint tenants with right of survivorship** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Lyla M. Eljizi, unmarried woman**, ("Grantees"), its 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 No. 101, on the Horizontal Property Regime for 807 Eighteenth Avenue Condominiums, as recorded in the Master Deed of record in Instrument No. 20041214-0148798, amended in Instrument No. 20041216-0149823, Instrument No. 20050504-0050222 and Re-Recorded in Instrument No. 20060109-0003220, Instrument No. 20051123-0142078 and Instrument No. 20070509-0055940, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Parking Space #12 is included as an appurtenance to this Unit in the Third Amendment to the Master Deed of record in Instrument No. 20051123-0142078, said Register's Office for Davidson County, Tennessee. This appurtenance is deeded with the unit and is not transferable in any fashion except with the transfer of the Unit.

Being the same property conveyed to Lindsay M. Cavarra, an unmarried woman and Mary K. Cavarra, a married woman, as joint tenants with right of survivorship, by Warranty Deed from William M. Brashears, a single man, of record in Instrument No. 20160620-0062684, in the Register's Office of Davidson County, Tennessee, dated June 15, 2016 and recorded on June 20, 2016.

Mary K. Cavarra never lived at the subject property as her primary, marital residence.

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.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 807 Eighteenth Avenue Condominium of record in Instrument No. 20041214-0148798, as amended by instrument(s) of record in Instrument No. 20041216-0149823; Instrument No. 20050504-0050222 and (being re-recorded in Instrument No. 20060109-0003220); Instrument No's. 20051123-0142078 and 20070509-0055940.

Easement for Boundary Line, recorded in Instrument No. 20050420-0044082.

Easement for Right of Way, recorded in Instrument No. 20190628-0062917.
Resolutions recorded in Instrument No. 20080314-0026174.

This is improved property located at 807 18th Avenue South #101 Nashville, TN 37203.

**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 7th day of May, 2021.

Lindsay M. Cavarra

Mary K. Cavarra by Joe Cavarra Attorney-in-fact
Mary K. Cavarra
By: Joe Cavarra, Attorney-in-Fact

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lindsay M. Cavarra, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of May, 2021.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joe Cavarra, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Mary K. Cavarra and that he is authorized by Mary K. Cavarra to execute this instrument on their behalf.

WITNESS my hand, at office, this 7th day of May, 2021.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022