Karen Johnson Davidson County
Batch# 640695 DEEDWARR
05/20/2021 12:43:30 PM 3 pgs
Fees: $18.00 Taxes: $2,558.61
20210520-0068706

Name and Address of New Owner:
Katherine A. Podraza
4227 North Miller Road
Scottsdale, AZ 85251

Send Tax Statements To:
New Owner

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-21051080

Map and Parcel: 118-01-0H-002.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Penny McIntyre-Crain, an unmarried woman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Katherine A. Podraza Living Trust, as amended and restated October 8, 2019, together with any further amendments made thereto**, hereinafter called the GRANTEE, his heirs and 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. B as shown and described in Exhibit "B" attached to the Declaration and Master Deed establishing a Planned Unit Development for the Cornerstone at Caruthers of record in Instrument 20070521-0060485, amended in Instrument 20080424-0042110, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Penny McIntyre-Crain, an unmarried woman by Warranty Deed from Louise Tzu-Yuh Wang and Gregory Kevin Marks, wife and husband of record in Instrument No. 20180625-0060946, Register's Office for Davidson County, Tennessee, dated June 20, 2018 and recorded on June 25, 2018.

This conveyance is subject to the following: Subject to all matters shown on the Plan of record in Plat Book 57, Page 93; All matters shown on the Plan attached as Exhibit "B" to the Declaration and Master Deed for the Cornerstone at Caruthers of record in Instrument 20070521-0060485, amended in Instrument 20080424-0042110, and amended in Instrument No. 20170123-0007359; Master Deed establishing a Horizontal Property Regime of The Cornerstone at Caruthers of record in Instrument Number 20070521-0060485, amended in Instrument No. 20080424-0042110, and amended in Instrument No. 20170123-0007359; all of 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.

This is improved property known as: 1013 Caruthers Avenue, Nashville, TN 37204

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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and 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.

WITNESS my hand this 19th day of May, 2021.

Penny McIntyre-Crain

State of Tennessee

County of Davidson

Personally appeared before me, Penny McIntyre-Crain with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19th of May, 2021.

Notary Public
My Commission Expires: 4/17/2023

Kathryn A. Caldwell
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $691,516.00.

Affiant Signature

Subscribed and sworn to before me, this 19th day of May, 2021.

Notary Public
My Commission Expires:

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

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 rendered 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

