WARRANTY DEED

Karen Johnson Davidson County
Batch# 641369 **DEEDWARR**
05/20/2021 03:01:33 PM 2 pgs
Fees: $13.00 Taxes: $2,497.50

20210520-0068916

Y-SB-C-21-3815

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-06-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brian Lee Whitson and Darian Whitson	**Studio Bank**	
(NAME) **3815 Kingswood Avenue**	(NAME) **124 12th Ave S, Ste 400**	**061-15-0-472.00**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) **Nashville, TN 37203**	
(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 consideration, the receipt of which is hereby acknowledged, **WILLIAM KRIVYANIK AND CINDY SUE KRIVYANIK, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRIAN LEE WHITSON AND DARIAN WHITSON, HUSBAND AND WIFE**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Lot 274 Inglewood Place of record in Plat at Instrument No. 20150825-0085609, revised in Instrument No. 20151216-0126320 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William Krivyanik and Cindy Sue Krivyanik, husband and wife by Warranty deed from Ben Wright and Amy Wright, husband and wife of record in Instrument No. 20190325-0026910 Register's Office for Davidson County, Tennessee, dated March 22, 2019 and recorded on March 25, 2019.

This conveyance is subject to:
- 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 332, Page 101, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20150825-0085609, revised in Instrument No. 20151216-0126320 Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3815 Kingswood Avenue, Nashville, Tennessee 37216**.

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), their heirs and 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), their 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/our hand(s) this the 17th DAY OF MAY, 2021.

William Krivyanik by Laura Mitchell, Attorney - in - fact
William Krivyanik by Laura Mitchell, Attorney-In-Fact

Power of Attorney filed of record in Instrument Number _____, Register's Office for Davidson County, Tennessee.

Cindy Sue Krivyanik by Laura Mitchell, Attorney - in - fact
Cindy Sue Krivyanik by Laura Mitchell, Attorney-In-Fact

Power of Attorney filed of record in Instrument Number _____, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of WILLIAM KRIVYANIK AND CINDY SUE KRIVYANIK, and who acknowledged he/she/they executed the same as the free act and deed of the said WILLIAM KRIVYANIK AND CINDY SUE KRIVYANIK.

Witness my hand and official seal, this the 17th of May, 2021.

Stephanie Dome
Notary Public
My Commission Expires: _____
(SEAL)

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212