WARRANTY DEED

Karen Johnson Davidson County
Batch# 650111 DEEDWARR
06/04/2021 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $2,571.50
20210604-0075448

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $695,000.00

Carolyn Dale
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd DAY OF June, 2021.

Notary Public

MY COMMISSION EXPIRES: 9/6/22
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Metasavage and Christopher Cowen	Same	
(NAME) 110 31st Avenue North Unit 602	(NAME)	104-02-4C-040.00-CO
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **GARY KIMBALL AND WIFE, CARROLL KIMBALL**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK METASAVAGE AND HUSBAND, CHRISTOPHER COWEN,** HEREINAFTER CALLED THE GRANTEES, THEIR 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 602, Together With the Appurtenant Interest in the Common Elements of the West End, a Condominium, a Horizontal Property Regime Established by Master Deed of Record as Instrument No. 20080401-0032619, Register's Office for Davidson County, Tennessee, as Amended by First Amendment to Master Deed Establishing the West End of Record as Instrument No. 20080408-0035628, Register's Office for Davidson County, Tennessee, and as further Amended by Second Amendment to Master Deed Establishing the West End as Instrument No. 20090512-0043586, Register's Office for Davidson County, Tennessee, and as further Amended by Amendment to Second Amendment to Master Deed Establishing the West End as Instrument No. 20090921-0087974, Register's Office for Davidson County, Tennessee, Said Unit Being Depicted on the Condominium Plat Attached as Exhibit "B" to the Aforementioned Master Deed.

Together with Parking Space Numbers P2-6 and P2-7 and Storage Space Number P2-6, which are assigned as limited common elements appurtenant to the above described unit, as set forth and defined in the Master Deed.

Being the same property conveyed to Gary Kimball and wife, Carroll Kimball, by Warranty Deed from Howard Aubert, a single man, of record in Instrument No. 20160707-0069578, Register's Office for Davidson County, Tennessee, dated June 27, 2016.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 110 31st Avenue North Unit 602, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 2nd day of June, 2021

Gary Kimball

GARY KIMBALL

Carroll Kimball

CARROLL KIMBALL

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary Kimball and Carroll Kimball, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of June, 2021.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 10-02-2023

Notary Public

202106040075448

TRUE COPY CERTIFICATION

I, Teresa Morgan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Teresa Morgan 6/2/2021

Signature/Date

State of Tennessee

County of Davidson

Personally appeared before me, R. Houston Akin, a notary public for this county and state, Teresa Morgan, 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: 9/6/22

Notary's Seal:

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON