THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210434785

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $677,000.00.

Brian Mitchell
Affiant

Subscribed and sworn to before me, this 15th day of June, 2021.

Dawn Martin
Notary Public
My Commission Expires: 10/2/23

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 659951 DEEDWARR
06/18/2021 03:04:30 PM 2 pgs
Fees: $13.00 Taxes: $2,504.90

20210618-0082837

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Anthony Firkser 1706 Martin Street Nashville TN 37203	new owner	Tax Parcel ID No. 105 11 0U 001.00

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, **Alexander De Castro-Abeger and Arissa Young, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Anthony Firkser, single**, ("Grantees"), their 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. A on the Plan of 1704 and 1706 Martin Street Townhomes, a Horizontal Property Regime with Private Elements, created under Titile 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for 1704 and 1706 Martin Street Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160414-0035725, including without limitation the Bylaws of 1704 and 1706 Martin Street Townhouse Corporation appended thereto, and Scrivener's Affidavit of record in Instrument No. 20160418-0036740, and First Amendment to Declarations of Covenants, of record in Instrument No. 20160427-0040826, Register's Office for Davidson County, Tennessee. Reference is hereby made to the plan of 1704 and 1706 Martin Street Townhomes, a Horizontal Property Regime with Private Elements, as set out on Exhibit "A" to the First Amendment to Declaration of Covenants of record in Instrument No. 20160427-0040826, said Register's Office, for a more complete identification and description of said unit.

Being the same property conveyed to Alexander De Castro-Abeger, a single person and Arissa Young, a single person, by Warranty Deed from Carbine & Associates, LLC, a Tennessee limited liability company, of record in Instrument No. 20170502-0042968, in the Register's Office of Davidson County, Tennessee, dated April 27, 2017 and recorded on May 02, 2017.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of the D. J. and W. T. White Property, as recorded in Plat Book 4460, Page 161.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160414-0035725, Scrivener's Affidavit recorded in Instrument No. 20160418-0036740 and Amended in Instrument No. 20160427-0040826.

Easement recorded in Instrument No. 20040921-0113262.

This is improved property located at 1706 Martin Street 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 15th day of June, 2021.

Alexander De Castro-Abeger

Arissa Young

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alexander De Castro-Abeger and Arissa Young, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of June, 2021.

Notary Public
My Commission Expires: 5/7/2024

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-38-D-21-1406