WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/7/22
(AFFIX SEAL)

SARAH SIMMONS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
May 02, 2022
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Shauna Daniels,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF21-051041

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ward Lincoln Workman	New Owner	
(NAME)	(NAME)	
2020 14th Ave. N #A		081-07-0X-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED TWENTY-NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($429,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ALEXANDER JAN REGELSBERGER AND ALAINA CLAIRE REGELSBERGER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WARD LINCOLN WORKMAN, SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE, 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 No. A on the Plan of 2020 14th Avenue North, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in Declaration of Covenants, Conditions and Restriction at Instrument No. 20160818-0086408, 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 a portion of the same property conveyed to Alexander Jan Regelsberger and Alaina Claire Regelsberger, husband and wife by Warranty deed from C & H Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170126-0008490 Register's Office for Davidson County, Tennessee, dated January 24, 2017 and recorded on January 26, 2017.

Karen Johnson Davidson County
Batch# 661464 **DEEDWARR**
06/22/2021 10:03:25 AM 2 pgs
Fees: $13.00 Taxes: $1,590.63

20210622-0083837

THIS CONVEYANCE IS MADE 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, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 2020 14th Ave. N #A, Nashville, TN 37208
(House No.) (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/our hand(s) this the 21st day of June, 2021

Alexander Jan Regelsberger

Alaina Claire Regelsberger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Alexander Jan Regelsberger and Alaina Claire Regelsberger, husband and wife, the within named bargainors, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of June, 2021.

Notary Public

My Commission Expires: 5/2/22

(SEAL)

SARAH SIMMONS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
May 02, 2022
COUNTY OF DAVIDSON