Karen Johnson Davidson County
Batch# 666084 DEEDWARR
06/28/2021 08:55:38 AM 2 pgs
Fees: $13.00 Taxes: $1,603.95
20210628-0086914

CARLA R. DILLARD ★ NOTARY PUBLIC AT LARGE ★ RUTHERFORD COUNTY, TENNESSEE
(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $433,500.00.

Affiant

Subscribed and sworn to before me, this 18th day of June, 2021.

Notary Public

My commission expires: 2.8.24

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
David J. Tepper	Same	081-07-1C-001.00-CO
2017A 12th Ave. N.		
Nashville, TN 37208		

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, I,

Amber Rose Chlysta and Jason Walter Cruikshank, both unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

David J. Tepper, an unmarried man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit A of Homes at 2017 12th Avenue North, a Horizontal Property Regime with Private Elements located in Davidson County, Tennessee and described in the Declaration of Covenants, Conditions and Restrictions for Homes at 2017 12th Avenue North, a Horizontal Property Regime with Private Elements, of record as instrument No. 20170524-0051684, Register's Office for Davidson County. Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, co-owners and tenants of Homes at 2017 12th Avenue North, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit B to said Declaration appearing of record as Instrument No. 20170524-0051684, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Amber Rose Chlysta and Jason Walter Cruikshank, both unmarried by Warranty deed from Donnie Hagan of record in Instrument No. 20180611-0055507 Register's Office for Davidson County, Tennessee, dated June 08, 2018 and recorded on June 11, 2018.

This is ☑ improved ☐ unimproved property known as **2017A 12th Ave. N., Nashville, TN 37208.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 18th day of June, 2021.

Amber Rose Chlysta

Jason Walter Cruikshank

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, Amber Rose Chlysta and Jason Walter Cruikshank, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 18th day of June, 2021.

Notary Public
My Commission Expires: 4-17-23

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County

SolomonParks File No. 21-000241-526