WARRANTY DEED

Karen Johnson Davidson County
Batch# 671102 DEEDWARR
07/06/2021 11:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20210706-0090640

File No.: RES-21-2121A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/24/25
(AFFIX SEAL)

ELIZABETH PASCHAL
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Trisha Cancilla	Evansville Teachers Federal Credit Union	072 15 0O 001.00 CO
(NAME)	(NAME)	
2121A Burns Street Nashville, TN 37216	4401 Theater Dr. Evansville, IN 47715	
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **DANIEL IRWIN GEORGE AND LAURA BERMUDEZ, HUSBAND AND WIFE AND CARSTEN STEWART BICK, AN UNMARRIED MAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **TRISHA MARIE CANCILLA, UNMARRIED**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A 2121 Burns St., established pursuant to the Declaration of Covenants, Conditions and Restrictions for 2121 Burns Street, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150420- 0035021, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

Being the same property conveyed to Daniel George and Laura Bermudez, husband and wife and Carsten S. Bick, an unmarried man, from D223, LLC, a Tennessee limited liability company, by Warranty Deed dated May 31, 2016, recorded June 2, 2016, in Instrument No. 20160602-0055452, in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed to Daniel Irwin George and Laura Bermudez, husband and wife as to a 50% undivided interest and Carsten Stewart Bick, an unmarried man, as to a 50% undivided interest from Daniel Irwin George and Laura Bermudez, husband and wife and Carsten Stewart Bick, an unmarried man, by Quitclaim Deed dated April 30, 2020, recorded May 11, 2020, in Instrument No. 20200511-0048389, in the Register's Office of Davidson County, Tennessee.

Daniel George and Daniel Irwin George are one and the same person.
Carsten S. Bick and Carsten Stewart Bick are one and the same person.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All matters appearing on the plan and/or plat of record; 5) All applicable government and zoning regulations.

This is **improved** property, known as 2121A Burns Street, Nashville, TN 37216
(House Number) (Street) (City or Town) (State) (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 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 30th day of June, 2021

Daniel Irwin George

Laura Bermudez

Carsten Stewart Bick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of June, 2021, before me personally appeared Daniel Irwin George and Laura Bermudez, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of June, 2021.

Notary Signature
My commission expires: 5/9/2023

AMY L. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of June, 2021, before me personally appeared Carsten Stewart Bick, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of June, 2021.

Notary Signature
My commission expires: 5/9/2023

AMY L. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Robin B. White, do hereby make oath that I am a licensed attorney and/or 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 executed and authenticated according to law on June 30, 2021.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, a notary public for this county and state, Robin B. White who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 5/24/25

WILLIAMSON COUNTY
ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC