Karen Johnson Davidson County
Batch# 677694 DEEDWARR
07/15/2021 02:01:30 PM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20210715-0095424

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210635925**	STATE OF TENNESSEE) COUNTY OF Williamson) The actual consideration or value, whichever is greater, for this transfer is: $575,000.00. Affiant Subscribed and sworn to before me, this 13th day of July, 2021. Notary Public My Commission Expires: 11-5-2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Anna Marie Lopez and Gregory Von Araujo 1510 Cahal Avenue Nashville TN 37206	New Owner	Tax Parcel ID No. 072 14 0P 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, **Kenneth Kisinger and Sinoch Kisinger, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Anna Marie Lopez and Gregory Von Araujo, wife and husband** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 1510 of Homes at 1600 Cahal Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 1600 Cahal Avenue, a Horizontal Property Regime, of record in Instrument No. 20140507-0038801, amended in Instrument No. 20140702-0058412, being further amended by Restated Amendment to Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150416-0033851, 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.

Being the same property conveyed to Kenneth Kisinger and Sinoch Kisinger, husband and wife, by Warranty Deed from John A. Shelton, unmarried of record in Instrument No. 20160712-0071433, in the Register's Office of Davidson County, Tennessee, dated July 08, 2016 and recorded on July 12, 2016.

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.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of M.T.Stratton's Unregistered Plan of Subdivision of Part of the Cahal Lands, as recorded in Plat Book 421, Page(s) 50.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140507-0038801, Amended in Instrument No. 20140702-0058412, Restated Amendment recorded in Instrument No. 20150416-0033851.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20140512-0040299.

This is improved property located at 1510 Cahal Avenue Nashville TN 37206

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 13th day of July, 2021.

Kenneth Kisinger

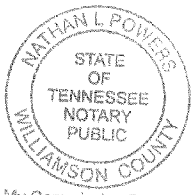
Sinoch Kisinger

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kenneth Kisinger and Sinoch Kisinger, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of July, 2021.

Notary Public
My Commission Expires: _____



My Commission Expires
December 8, 2024

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7-13-2021.

Affiant
Date: July 14, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 14 day of July, 2021.

Notary Public

My Commission Expires: 5/14/2025

AVERY COSTELLO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY