Karen Johnson Davidson County
Batch# 681721 DEEDWARR
07/22/2021 12:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20210722-0098563

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** MARGARET PHILPOTT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-02-2023	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is $305,000.00 Affiant Subscribed and sworn to before me, this 16 day of July, 2021. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Hillary Taylor 1916B 16th Ave N Nashville, TN 37208	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 081-07-0K-002.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RJ MICHAEL KARAS, A MARRIED MAN** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **HILLARY TAYLOR, AN UNMARRIED WOMAN** ("Grantee"), her successors, 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. B on the plan of 1916 16th Avenue North Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 1916 16th Avenue North Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20150828-0087435, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to RJ MICHAEL KARAS, by deed from KUDZU REAL ESTATE, INC., of record in Instrument No. 20160404-0031656, dated April 1, 2016, said Register's Office.

The spouse of RJ MICHAEL KARAS was not required to convey her marital interest in this property due to it being investment property, and has no homestead rights.

This is improved property commonly known as: **1916B 16th Ave N, Nashville, TN 37208**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her successors, heirs and assigns, forever.

And Grantor covenants that he has 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 himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her 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 16th day of July, 2021.

RJ Karas

RJ MICHAEL KARAS

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RJ MICHAEL KARAS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 16th day of July, 2021.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Margaret Philpott do hereby make oath that I am a licensed attorney and/or the 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 **7/16/2021** (date of document).

Affiant Signature

7/16/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **16th** day of **July**, 2**021**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

