THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 682034 **DEEDWARR**
07/23/2021 09:28:07 AM 2 pgs
Fees: $13.00 Taxes: $1,887.00
20210723-0098998

ADDRESS NEW OWNER
Laszlo Moldovan and
Iliana Moldovan
1714 Northview Ave.
Nashville, TN 37216

SEND TAX BILLS TO
Same as owner

MAP/PARCEL
072100D001.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **LEVI D. HUDLOW AND KAITLYN S. HUDLOW, HUSBAND AND WIFE** ("Grantors" herein), have bargained and sold, and do hereby bargain sell, transfer, convey, and confirm unto **LASZLO MOLDOVAN AND ILIANA MOLDOVAN, HUSBAND AND WIFE,** ("Grantees" herein), their successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 1714A on the plan of 1714 Northview Avenue Townhomes, as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions of 1714 Northview Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20140710-0060712 and corrected in Instrument No. 20140717-0063259 and amended in Instrument No. 20150804-0077323, 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 LEVI D. HUDLOW AND KAITLYN S. HUDLOW, HUSBAND AND WIFE, by deed from KDS INVESTMENTS GENERAL PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20160829-0089937, dated August 23, 2016, said Register's Office.

This is improved property known as: 1714 Northview Ave., Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEES, their successors and assigns, forever. And GRANTORS do covenant with said GRANTEES that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And GRANTORS do further covenant and bind themselves, their heirs and assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2021 real property taxes and any easements, covenants and restrictions of record.

Whenever 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 set their hands as of this 16th day of July, 2021.

LEVI D. HUDLOW

KAITLYN S. HUDLOW

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LEVI D. HUDLOW AND KAITLYN S. HUDLOW**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 16th day of July, 2021.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/3/22

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$510,000.00.**

Affiant

Sworn to and subscribed before me this 16th day of July, 2021.

Notary Public

DIANNE M. CATNEY
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

My Commission Expires: 2/26/24