(1)

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210736013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $631,900.00

Affiant

Subscribed and sworn to before me, this 3rd day of August, 2021.

Notary Public
My Commission Expires: _____

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires May 2, 2022

BOX 10-A

Karen Johnson Davidson County
Batch# 689714 **DEEDWARR**
08/04/2021 10:13:18 AM 2 pgs
Fees: $13.00 Taxes: $2,367.63

20210804-0104657

RETURN TO:
PREMIER ESCROW, I
4301 HILLSBORO PI
NASHVILLE, TN 372..

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Morgan I. Karr 421 35th Avenue Unit B Nashville TN 37209	New Owner	Tax Parcel ID No. 092 09 3F 006.00

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, **Debora Susan Pagach and Kyle Lindahl Pagach, as Trustees of The Pagach Family Trust dated November 8, 2006** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Morgan I. Karr, unmarried**, ("Grantees"), its 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 F as shown on the plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for the M&A Development Townhomes, a horizontal property regime with private elements which is a planned unit development, as shown of record in instrument No. 20170719-0072835, as amended in Instrument No. 20190521-0048106, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Debora Susan Pagach and Kyle Lindahl Pagach, a Trustees, of the Pagach Family Trust dated November 8, 2006, by Warranty Deed from M & A Real Estate Investments LLC, of record in Instrument No. 20191031-0111880, in the Register's Office of Davidson County, Tennessee, dated October 15, 2019 and recorded on October 31, 2019.

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.

(a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
Any facts, rights, interest or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
Easements, liens or encumbrances or claims thereof, not shown by the Public Records.
Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
Any lien or rights to a lien, for labor, services or materials imposed by law and not shown by the Public Records.
Any claims to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

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.
Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Subdivision of W.R. Wilson Tract, as recorded in Plat Book 332, Page(s) 161.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170719-0072835, and amended in Instrument No. 20190521-0048106.

This is improved property located at 421 35th Avenue Unit B Nashville TN 37209

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 3rd day of August, 2021.

The Pagach Family Trust dated November 8, 2006

BY: _____ Trustee
Debora Susan Pagach, Trustee

BY: _____ Trustee
Kyle Lindahl Pagach, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Debora Susan Pagach and Kyle Lindahl Pagach, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees of The Pagach Family Trust dated November 8, 2006, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 3rd day of August, 2021.

_____
Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires
December 8, 2024