Box 14
34878-4

WARRANTY DEED

Karen Johnson Davidson County
Batch# 693762 **DEEDWARR**
08/10/2021 09:42:03 AM 2 pgs
Fees: $13.00 Taxes: $3,108.00

20210810-0107439

B-SB-WR-21-01002A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $840,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 12/14/24
(AFFIX SEAL)

JOHN T. COOPER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Connie J. Janka	**"NEW OWNER"**	
(NAME) **1002 A Monroe Street**	(NAME)	**081-16-2C-001.00-CO**
(ADDRESS) **Nashville, TN 37208**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **KENT BASILE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CONNIE J. JANKA, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

LAND in Davidson County, Tennessee, being Unit No. 1002A on the Plan of One Thousand Two Monroe Street, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of One Thousand Two Monroe Street, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20200526-0054214, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto as Exhibit "C" to the Declaration. Reference is hereby made to the Plan of One Thousand Two Monroe Street, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20200526-0054214, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to AMK RE Ventures, LLC by Warranty deed from Ruthie M. Hawkins and Mary Griffin and Hosea Willis and Gary Lee Willis and Lynn Willis and Monica Willis of record in Instrument No. 20180404-0031559 Register's Office for Davidson County, Tennessee, dated February 12, 2018 and recorded on April 04, 2018. See also Affidavit of History of AMK RE Ventures, LLC recorded on October 02, 2019 in Instrument No. 20191002-0100548, and Scrivener's Affidavit recorded on January 09, 2019 in Instrument No. 20190109-0002149.

Being the same property conveyed to Amani Kelly, a married man by Quitclaim deed from AMK RE Ventures LLC of record in Instrument No. 20191002-0100549 Register's Office for Davidson County, Tennessee, dated September 26, 2019 and recorded on October 02, 2019.

Being the same property conveyed to Kent Basile by Warranty deed from Amani Kelly, a married man of record in Instrument No. 20200501-0045763 Register's Office for Davidson County, Tennessee, dated April 27, 2020 and recorded on May 01, 2020 and Scrivener's Affidavit recorded on June 11, 2020 in Instrument No. 20200611-0060135.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 23, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20200526-0054214, Register's Office for Davidson County, Tennessee.
- Charter of The One Thousand Two Monroe Street Homeowner's Association, Inc of record in Instrument Number 20200605-0057756, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1002 A Monroe Street, Nashville, Tennessee 37208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), 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 the 6th DAY OF AUGUST, 2021.

Kent Basile

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 6th of August, 2021.

Notary Public
My Commission Expires: 5/5/25
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212