Karen Johnson Davidson County
Batch# 735392 DEEDWARR
10/13/2021 08:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20211013-0137382

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of September, 2021

Notary Public

My commission expires: 3.3.25

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Arquimedes Watt Gonzalez	CARDINAL FINANCIAL COMPANY	082-16-0E-031.00-CO
800 Woodland Street, Unit 310	3701 ARCO CORP DR, #200	
Nashville, TN 37206	CHARLOTTE, TN 28273	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RONALD D. KIESER, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ARQUIMEDES WATT GONZALEZ, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A 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. 310, together with parking space #1 and the appurtenant interest in the common elements of City View Lofts Condominiums, a horizontal property regime established by Master Deed, recorded as Instrument No. 20020905-0107488, Register's Office for Davidson County, Tennessee as amended by First Amendment to Master Deed for City View Lofts Condominiums recorded as Instrument No. 20030826-0123605 and by Second Amendment to Master Deed recorded as Instrument No. 20110321-0021996, said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of City View Lofts recorded as Instrument No. 20020828-0104026, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ronald D. Kieser, unmarried by Warranty deed from City View Lofts LLC, a Tennessee limited liability company of record in Instrument No. 20031119-0168804 Register's Office for Davidson County, Tennessee, dated November 17, 2003 and recorded on November 19, 2003.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 800 Woodland Street, Unit 310, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of September, 2021.

Ronald D. Kieser

Ronald D. Kieser

STATE OF ~~TENNESSEE~~ Illinois ISC
COUNTY OF ~~DAVIDSON~~ McLean ISC

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

Witness my hand and seal this 30th day of September, 2021.

Notary Public

My Commission Expires: April 30, 2024

OFFICIAL SEAL
Irvin Jean-Charles
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires April 30, 2024

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 10/11/2021 (date of document).

Affiant Signature

October 11th, 2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 11th day of October 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
NOTARY'S SEAL