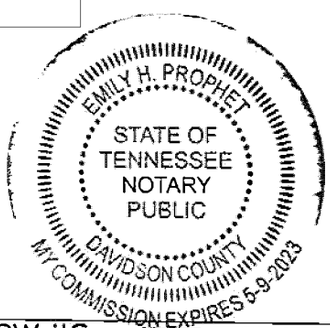
Karen Johnson Davidson County
Batch# 739774 DEEDWARR
10/20/2021 09:36:30 AM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20211020-0140580



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$625,000.00.**

Affiant

Subscribed and sworn to before me, this the 14th day of October, 2021.

Notary Public

My commission expires: 5-9-2023
(AFFIX SEAL)

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
CASEY MARIE BALTHAZAR	New Owner	083 03 3 F 001.00 CO
2114 Greenwood Avenue		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **RICHARD T. RESHA, JR., AND WIFE, AMANDA S. RESHA,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CASEY MARIE BALTHAZAR, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Unit No. A on the plan of 2114 Greenwood Avenue, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 2114 Greenwood Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20180327-0028477, amended in Instrument No. 20181218-0123079, 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 RICHARD T. RESHA, JR., AND WIFE, AMANDA S. RESHA, by quitclaim deed from L & E DEVELOPERS AND CONTRACTORS, INC, A TENNESSEE CORPORATION, of record in Instrument No. 20191030-0111349, dated October 29, 2019, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 2114 Greenwood Avenue, Nashville, TN 37206.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 14th day of October, 2021

RICHARD T. RESHA, JR.

AMANDA S. RESHA

State of Tennessee)
County of Rutherford)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **RICHARD T. RESHA, JR., AND WIFE, AMANDA S. RESHA**, 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, at office, this 14th day of October, 2021.

NOTARY PUBLIC
My Commission Expires: 9/21/2024

ANGIE VALENTINI-SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

I, Emily Prophet, 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 10.14.21 (date of document).

E Prophet

Affiant Signature

10-18-2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 18 day of October, 2021

Richelle B. Montg

Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

Notary's Seal

