WARRANTY DEED

Karen Johnson Davidson County
Batch# 753971 DEEDWARR
11/12/2021 12:54:50 PM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20211112-0150928

STATE OF Illinois
COUNTY OF Cook

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: July 18, 2023
(AFFIX SEAL)

BELINDA COLLINS
Official Seal
Notary Public - State of Illinois
My Commission Expires Jul 18, 2023

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF21-102278

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
David Marcus	New Owner	
(NAME)	(NAME)	
217 Gentry Avenue		083-06-0R-006.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($550,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CONSTANCE KARWANDYAR, A MARRIED WOMAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID MARCUS, 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, TO-WIT:

Land in Davidson County, Tennessee, being Unit 6, Gentry Way, as established by a Declaration of Covenants, Conditions and Restrictions, as shown on record in Instrument No. 20150324-0025105, as amended in Instrument No. 20160126-0007455, and Second Amendment in Instrument No. 20160518-0049529 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Constance Taras, a single person by Warranty deed from LVH2, LLC of record in Instrument No. 20160719-0073905 Register's Office for Davidson County, Tennessee, dated July 15, 2016 and recorded on July 19, 2016.

Constance Taras is now married and known as Constance Karwandyar.

Constance Taras and Constance Karwandyar are one and the same person.

Spouse of grantor has never occupied the said property as his primary residence.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 217 Gentry Avenue, Nashville, TN 37206
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 4th day of November, 2021

Constance Karwandyar

STATE OF Illinois
COUNTY OF Cook

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Constance Karwandyar, a married woman, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of November, 2021.

Notary Public

My Commission Expires: July 18, 2023

(SEAL)

BELINDA COLLINS
Official Seal
Notary Public - State of Illinois
My Commission Expires Jul 18, 2023