WARRANTY DEED

Karen Johnson Davidson County
Batch# 763620 DEEDWARR
12/01/2021 09:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20211201-0158391

T-HR-21-5205

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 3-1-2023
(AFFIX SEAL)

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PERRY

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)
Southern Spaces, LLC	New owner	
(NAME) **5205 Idaho Ave**	(NAME) 4401 Fossland Lane	**103-03-0-069.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) Nashville TN 37210	
(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, **CAREY LANE KOTSIOINIS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SOUTHERN SPACES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 the westerly 50 feet of the easterly 540 feet of the Northerly 160 feet of Blocks 23 and 24 an the Plan of Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for Davidson County, Tennessee. Said part of Blocks 22 and 23 fronts 50 feet on the southerly side of Idaho Avenue and runs back between parallel lines (parallel with and 490 feet west of the westerly margin of 51st Avenue) north 160 feet to a dead line.

Being the same property conveyed to Carey Laine Kotsionis by Quit Claim deed from Adam Joseph Landry of record in Instrument No. 20120227-0016675 Register's Office for Davidson County, Tennessee, dated February 14, 2012 and recorded on February 27, 2012.

Further being the same property conveyed to Adam J. Landry and wife, Carey L. Kotsionis by Warranty deed from Brian R. Jenkins of record in Instrument No. 200606020064829 Register's Office for Davidson County, Tennessee, dated May 30, 2006 and recorded on June 02, 2006.

This conveyance is subject to:
- Taxes for the year 2022 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 18, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 2149, Page 492, 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: **5205 Idaho Ave, Nashville, Tennessee 37209**.

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 22 DAY OF NOVEMBER, 2021.

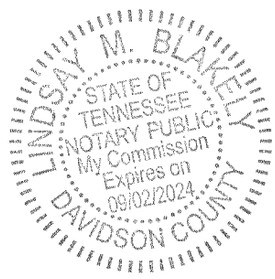
Carey Lane Kotsioinis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAREY LANE KOTSIOINIS, 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 22nd of November, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



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

- **The text of a certification of an electronic document must be in the following form.**

  I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 11/22/2021 **(date of document).**

  Kirsten Virden

  Affiant Signature

  Date: 11/22/2021

  State of Tennessee

  County of Davidson

  Sworn to and subscribed before me this 22 **day of** November, **2**021.

  Rachel Marie Collins

  Notary Signature

  MY COMMISSION EXPIRES: 3.10.2024

  Notary's Seal (if on paper)

  RACHEL MARIE COLLINS
  STATE OF TENNESSEE NOTARY PUBLIC
  COUNTY OF CHEATHAM