# WARRANTY DEED

Karen Johnson Davidson County
Batch# 790009 DEEDWARR
01/13/2022 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $4,347.50
20220113-0005309

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,175,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON JANUARY 7th, 2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 01/08/2024

**THIS INSTRUMENT PREPARED BY**
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-5029

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| **Paul Kusserow and Serena Kusserow, Trustees** | NEW OWNER | 105-13-0J-002-00 |
| 1208 Linden Avenue | 900 20th Ave. S., Apt. 1015 | |
| Nashville, TN 37212 | Nashville, TN 37212 | |

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**Cassandra Bodytko, an unmarried woman**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Paul Kusserow and Serena Kusserow, Trustees of the Paul and Serena Kusserow Family Trust U/A Dated 01/22/2016**

HEREINAFTER CALLED THE GRANTEE(S), 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 2 on the Plan of Linden Place, as established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing a Horizontal Property Regime for Linden Place, of record at Instrument No. 20100201-0008054, Register's Office for Davidson County, Tennessee, and as set forth in the First Amendment to the Declaration of Covenants, Conditions and Restrictions for Linden Place, of record at Instrument No. 2010100205-0009513, Register's Office for Davidson County, Tennessee. Reference is made to Exhibit "B" to the said First Amendment for the Plat identifying Unit 2 of Linden Place.

Being the same property conveyed to Christopher Bonfield and Stefany Bonfield, husband and wife, by deed dated June 29, 2015, and recorded June 30, 2015, from William Mitchell Gavigan, Jr., an unmarried man, of record in Instrument Number 20150630-0063267 and being the same property conveyed to Cassandra Bodytko, an unmarried woman, by deed dated February 23, 2021, and recorded March 2, 2021, from Christopher Bonfield and Stefany Bonfield, husband and wife, of record in Instrument Number 20210302-0026191, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1208 A Linden Avenue, Nashville, TN 37212.

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 that we are 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 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 hand on January 7, 2022.

Cassandra Bodytko

Cassandra Bodytko

**STATE OF** Florida

**COUNTY OF** Saint Johns

Personally appeared before me by audio-video communication, an online Notary Public in and for said County and State, the within named Cassandra Bodytko, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor(s), and who acknowledged that he/she/they executed the within instrument of the purposes therein contained.

Witness my hand and official seal, this January 7, 2022.

Jaclyn C.

Notary Public

Notarized online using audio-video communication

My Commission Expires: 04/14/2024

JACLYN CARIVEAU
Notary Public - State of Florida
Commission # GG978765
Expires on April 14, 2024

*Notarized Online Using Audio-Video Communication*

*Personally Known:*_____ *OR Produced Identification:* ✓

***Type of Identification Produced:*** ~~Identification(s) verified using Connecticut driver license(s).~~

**File #: 2021-5029**

**RECORD & RETURN TO:**

**CLOSED NASHVILLE, LLC**

**270 Franklin Road, Suite 160**

**Brentwood, TN 37027**

I, Jordan T. Myers, 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 01/07/2022 (date of document).

Affiant Signature

Date 01/07/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: _____

