Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 811468 DEEDWARR
02/25/2022 12:33:57 PM 2 pgs
Fees: $13.00 Taxes: $3,089.50

20220225-0021743

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $835,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc. 3326 Aspen Grove Drive, Suite 400, Franklin, TN 37067

File No.: 22-CD-026

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kassandra Brown and Steve Faulks	New Owner	081084C00100CO
(NAME)	(NAME)	
521 Garfield Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Eight Hundred Thirty Five Thousand Dollars And No/100 Dollars ($835,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CARINE D'ANGELO AND TRENT MICHAEL JANOS, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEVEN LEE FAULKS, UNMARRIED, AND KASSANDRA M. BROWN, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, 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 1, together with the appurtenant interest in the common elements of Historical Row at Garfield, a horizontal property regime established by the Master Deed of record in Instrument No. 20131101-0113550, as amended in Instrument No. 20140717-0063477, and as further amended in Instrument No. 20140911-0083398, Register's Office for Davidson County, said Unit being depicted on the condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Carine D'Angelo, by Special Warranty Deed, from National Residential Nominee Services Inc., a Corporation organized and existing under the laws of the State of Delaware, dated December 11, 2015, recorded January 11, 2016, of record in Instrument No. 20160111-0002431, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 521 Garfield Street, Nashville, TN 37208
(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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 24 day of February, 2022.

Carine D'Angelo

Trent Michael Janos

STATE OF TENNESSEE
COUNTY OF Williamson

On this 24 day of February, 2022, before me personally appeared Carine D'Angelo and Trent Michael Janos to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 24 day of February, 2022.

Commission Expires: _____

SUSAN L. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-10-2023

Notary Public