Karen Johnson Davidson County
Batch# 812741 DEEDWARR
03/01/2022 08:42:30 AM 3 pgs
Fees: $18.00 Taxes: $2,368.00
20220301-0022788

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03.08.2022

File #22-3219-D-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $640,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF February, 2022.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Blaine Fuhs and Michelle Fuhs	STOCKTON MORTGAGE CORPORATION	
(NAME)	(NAME)	070-09-0L-002.00-CO
3219 CURTIS STREET D	88 C MICHAEL DAVENPORT BLVD	
(ADDRESS)	(ADDRESS)	
NASHVILLE TN 37218	FRANKFORT KY 40601	
(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, **JORGE LEON, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BLAINE FUHS AND MICHELLE FUHS, HUSBAND AND WIFE** 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 Unit No. 2 on the Plan of Homes at Curtis Street, a Townhouse Planned Unit Development, as shown on Exhibit "B" of Homes at Curtis Street, of record in Instrument No. 20191003-0100880,in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Jorge Leon by Warranty deed from ER Land Holdings GP of record in Instrument No. 20190723-0072156 Register's Office for Davidson County, Tennessee, dated July 18, 2019 and recorded on July 23, 2019.

This conveyance is subject to:
* Taxes for the year 2021, a lien due and payable, but not delinquent.
*Taxes for the year 2022, a lien not yet due and payable.
* Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20191003-0100880, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
* Subject to rights of others in and to the common areas and/or elements.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **3219 Curtis Street, D, Nashville, TN 37218**.

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 11th day of February, 2022.

Jorge Leon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of February, 2022, before me personally appeared Jorge Leon, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of February, 2022.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 02/17/2022 ____ (date of document).

Affiant Signature

02/17/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 17 day of February, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025