Karen Johnson Davidson County
Batch# 813749 DEEDWARR
03/02/2022 10:35:30 AM 3 pgs
Fees: $18.00 Taxes: $3,644.50
20220302-0023537

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220139181

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $985,000.00.

Daniel Thompson
Affiant

Subscribed and sworn to before me, this 18th day of February, 2022.

Notary Public
My Commission Expires: 8-20-2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Daniela Kretchmer and Michael DeCosta 2305B Carter Avenue Nashville TN 37206	Legacy Home Loans LLC dba Steadfast Mortgage 4004 Hillsboro Pike, Ste 216B Nashville, TN 37215	Tax Parcel ID No. 083 04 1B 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Julie Boos, Trustee of The Carter Avenue Land Trust, dated October 10, 2018** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniela Kretchmer, unmarried woman and Michael DeCosta, unmarried man, tenants in common** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B on the Plan of Homes at 2305 Carter Avenue, a Horizontal Property Regime with Private Elements, of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20170717-0071538, 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 the same property conveyed to Julie Boos, Trustee of The Carter Avenue Land Trust, dated October 10, 2018, by Warranty Deed from William Vaughn and Patricia Vaughn, husband and wife, of record in Instrument No. 20181024-0105175 and Affidavit recorded in Instrument No. 20181126-0115108, in the Register's Office of Davidson County, Tennessee, dated October 23, 2018 and recorded on October 24, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Brownsville, as recorded in Plat Book 21, Page(s) 9; .

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170717-0071538.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4116, Page 584.

This is improved property located at 2305B Carter Avenue Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of February, 2022.

The Carter Avenue Land Trust, dated October 10, 2018

Julie M Boos, Trustee

Julie Boos, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Julie Boos, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of the Carter Avenue Land Trust, dated October 10, 2018, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 18th day of February, 2022.

Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

Tennessee Certification of Electronic Document

I, John L. Bibb, 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 February 18, 2022 (date of document).

Affiant Signature

February 18th, 2022
Date

State of TN

County of MAURY

Sworn to and subscribed before me this 18th day of February, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 2-25-24

NOTARY'S SEAL

SHERRI ANN CHURCH
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY