35575-3

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 814884 DEEDWARR
03/03/2022 12:55:20 PM 2 pgs
Fees: $13.00 Taxes: $1,924.00

20220303-0024499

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$520,000.00**

Affiant

Subscribed and sworn to before me, this the **28th** day of **February, 2022.**

Notary Public

My commission expires: _____
(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Brandon Mark Driver** | *New Owner* | **091-06-0-P-004.00** |
| **5606 Morrow Road** | | |
| **Nashville, TN 37209** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Elizabeth Carbine Budde, a married woman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Brandon Mark Driver, a married man**

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 No. 4 on the plan of Kenrow, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Kenrow, a Horizontal Property Regime with Private Elements, of record in Instrument No, 20150414-0032912, including without limitation the By-Laws appended thereto, and First Supplementary Declaration of record in Instrument No. 20160205-0011226 and further amended in Instrument No. 20190715-0068763 and amendment to the By-laws of record in Instrument No. 20160205-0011227, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common elements appurtenant to said Unit, as set forth in said Declarations. Reference is hereby made to the Plan of Kenrow as shown on Exhibit "C" to the Declarations of record in Instrument No. 20150414-0032912, said Register's Office for a more complete identification and description of said unit.**

**Being the same property conveyed to Elizabeth A. Carbine, an unmarried woman n/k/a Elizabeth Carbine Budde by Deed dated April 30, 2019, from Christopher Gordon, an unmarried man of record in Instrument No. 20190501-0040244, Register's Office for Davidson County, Tennessee. Elizabeth Carbine Budde is the one and same person as Elizabeth A. Carbine.**

**The property conveyed herein is not the principal place of residence of the Grantor or her spouse.**

**THE conveyance of the above described parcel of land is subject to the following:**

1. **The Plan as shown on Exhibit "C" to the Declarations of record in Instrument No. 20150414-0032912, said Register's Office, and is subject to all matters as set forth therein.**
2. **Declaration of Covenants, Conditions, and Restrictions for Kenrow, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150414-0032912, First Supplementary Declaration of record in Instrument No. 20160205-0011226, said Register's Office. for Davidson County, Tennessee.**
3. **First Amendment to By-Laws of Kenrow Townhouse of record in Instrument No. 20160205-0011227, said Register's Office.**

4. **All matters as shown on the Plan of record in Book 57, Page 173, said Register's Office.**

5. **Easement to the City of Nashville of record in Book 1493, Pages 500 and 510, said Register's Office.**

6. **Exceptions to Easement of record in Book 5513, Page 125, said Register's Office.**

7. **Charter of Kenrow Townhouse Corporation of record in Instrument No. 20150513-0043681, said Register's Office.**

8. **Taxes for the current year which have been prorated and assumed by the Grantees herein and any subsequent years, not yet due and payable.**

**This is improved property, known as 5606 Morrow Road, Nashville, TN 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 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.

**Witness my/our hand(s) this 28th day of February, 2022.**

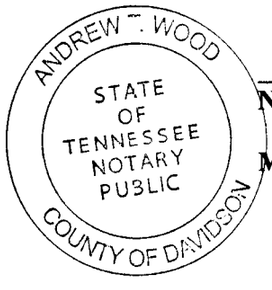
Elizabeth Carbine Budde

**Elizabeth Carbine Budde**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

**Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elizabeth Carbine Budde, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.**

**Witness my hand and official seal at Nashville, Tennessee, this 28th day of February, 2022.**




**Notary Public**

**My Commission Expires:** 9/8/25