Karen Johnson Davidson County
Batch# 818120 DEEDWARR
03/09/2022 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20220309-0026969

35577-5

WARRANTY DEED	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: 7/11-3-25 (AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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
Cayla Gene Cook	New Owner	091-06-0-P-005.00
5527 Kentucky Ave #5		
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,

Kristen Carbine, a married woman

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

Cayla Gene Cook, an unmarried woman

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. 5 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, Register's Office for Davidson County, Tennessee and First Supplemental in Instrument No. 20160205-0011226, said Register's Office, including without limitation the Bylaws appended thereto and amended in Instrument No. 20160205-0011227 and in Instrument No. 20190715-0068763, said Register's Office, 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 Kristen Carbine, an unmarried individual by Deed dated August 9, 2016, from Carbine & Associates, LLC, of record in Instrument No. 20160811-0083684, Register's Office for Davidson County, Tennessee.

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

1. **All Matters as shown on the Plan of record in Plat Book 57, Page 173, Register's Office for Davidson County, Tennessee.**
2. **Sanitary Sewers and/or Storm Drainage Easement, Book 4076, Page 293, said Register's Office.**
3. **Sewer Easement to the City of Nashville, of record in Book 3508, Page 410, said Register's Office.**
4. **Grant of Driveway Easement, of record in Book 8450, Page 738, said Register's office.**
5. **The Plan as shown on Exhibit "C" to the Declarations, of record in Instrument No. 20150414-0032912, Declaration of Covenants, Conditions and Restrictions for Kenrow, a Horizontal property regime with Private Elements, of record in Instrument No. 20150414-0032912, By-Laws appended thereto: First Supplemental Declarations, of record in Instrument No. 20160205-0011226: By-Laws amended in Instrument No. 20160205-0011227; Second Amendment in Instrument No. 20190715-0068763, said Register's Office.**
6. **Easement to The City of Nashville, in Book 1493, page 500 and page 510, Exception to Easement in Book 5513, page 125, said Register's Office.**
7. **Charter of Kenrow Townhouse Corp., of record in Instrument No. 20150513-0043681, said Register's Office.**
8. **Taxes for the current year, which have been prorated and assumedd by Grantee(s) herein and subsequent years not yet due and payable.**

The property conveyed herein is not the place of residence of the Grantor or his/her spouse.

This is improved property, known as **5527 Kentucky Ave #5, 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.**

Kristen Carbine

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Kristen Carbine,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/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

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I, Stephanie Woodall, 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 2/28/2022 (date of document).

Stephanie Woodall

Affiant Signature

Date 2/28/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of February, 2022.

Katherine Vincent

Notary's Signature

MY COMMISSION EXPIRES: 3-3-2025

