Karen Johnson Davidson County
Batch# 831929 DEEDWARR
03/30/2022 01:45:58 PM 2 pgs
Fees: $13.00 Taxes: $1,998.00
20220330-0037004

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
2323 21st Avenue S., Ste 306
Nashville, Tennessee 37212

File Number: 2022-02-178
Parcel ID: 072 14 4L 002.00

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Katherine Norskog and John Warmath, Jr, 1402B Chester Avenue Nashville, TN 37215	Same as New Owner	Map/Parcel 072 14 4L 002.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Rebekah L. Pauli, a single woman, and Angela M. Lamberth, a single woman** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Katherine Norskog, an unmarried woman, and John Warmath, Jr, an unmarried man,**, ("Grantee") all of right, title and interest in and to that certain real property known as 1402b Chester Avenue, Nashville, TN 37206 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

> A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of Townhomes at 1402 Chester Lane, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Townhomes at 1402 Chester Lane, a Horizontal Property Regime, of record in Instrument Number 20151021-0107295, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.
>
> Being the same property conveyed to Rebekah L. Pauli aka Rebekah Pauli an unmarried woman and Angela M. Lamberth aka Angela Lamberth, an unmarried woman, by Warranty Deed from Tennessee Regional Holding, LLC, a Tennessee limited liability company, of record in Instrument No. 20160815-0084890, in the Register's Office of Davidson County, Tennessee, dated August 12, 2016 and recorded on August 15, 2016.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said

GP-22-1402B

GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 24th day of March, 2022.

Rebekah L. Pauli

Angela M. Lamberth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of March, 2022, before me personally appeared Rebekah L.Pauli and Angela M. Lamberth, 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 24th day of March, 2022.

Notary Signature
My commission expires: 3/1/25

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-1-2025

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~545,000.00~~ $540,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 24 day of March, 2022

Notary Public
My commission expires: _____

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024