Karen Johnson Davidson County
Batch# 844156 DEEDWARR
04/22/2022 10:39:54 AM 2 pgs
Fees: $13.00 Taxes: $6,290.00
20220422-0046698

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,700,000.00

Affiant

Subscribed and sworn to before me, this 22ND DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/23/2023

(AFFIX SEAL)

JENNIFER WEST
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Esteban Marten,	Insbank (NAME)	
92 Victoria Park (ADDRESS)	2106 Crestmoor Drive (ADDRESS)	104-14-0G-053.00-CO
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Naftali Presser and Crystal Ming Lee Presser, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Esteban Marten, a single person, hereinafter called the Grantees, their heirs 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 Lot No. 100 on the Revised Final Plat of Whitworth, Phase 01, a Planned Unit Development, as of record in Book 7900, Pages 140-144, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. Being the same property conveyed to Naftali Presser and Crystal Ming Lee Presser, husband and wife by Warranty deed from George M. Garrett, married of record in Instrument No. 20181217-0122347 Register's Office for Davidson County, Tennessee, dated December 14, 2018 and recorded on December 17, 2018.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 7900, Page 140-144, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Agreement for Dedication of Easement, Water Mains and Appurtenances of record in Book 4191, Page 631, and Book 7868, Page 959, Register's Office of Davidson County, Tennessee. 3) Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 8026, Page 305, Book 8282, Page 45, Book 9144, Page 153, Book 9778, Page 27, Book 9567, Page 259, Book 10503, Page 139, and Instrument No. 20170720-0073719, By-Laws amended in Instrument No. 20020723-0088620 and Instrument No. 20191003-0101242, said Register's Office. 4) Sanitary Sewer Easement of record in Book 3467, Page 194 and 204, Register's Office for Davidson County, Tennessee. 5) Easement Agreement of record in Book 9778, Page 16, Register's Office for Davidson County, Tennessee. 6) Charter Whitworth Homeowners Association of record in Book 8090, Page 691, amended in Book 8283, Page 523, said Register's Office. 7) All matters as shown on Plat Book 6900, Pages 838 and 840, and Book 7900, Page 140, said Register's Office. 8) Deed of conveyance by The Metropolitan Government of Nashville and Davidson, Department of Water and Sewerage Services, of record in Book 8486, Page 311, said Register's Office. 9) Dedication of common areas of record in Book 9778, Page 209, said Register's Office. 10) Taxes for the current year prorated and assumed by the Grantee.

unimproved ( )
This is improved (X) property, known as 92 Victoria Park, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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.

WARRANTY DEED
(Continued)

Witness my/our hand(s) this 22nd day of March, 2022.

Naftali Presser

Crystal Ming Lee Presser

STATE OF Kansas
COUNTY OF Johnson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Naftali Presser and Crystal Ming Lee Presser, husband and wife, the herein bargainor(s), 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, this the 22nd day of March, 2022.

Notary Public Jadorra Winfield

My Commission Expires: 07-28-2024

(SEAL)

NOTARY PUBLIC
STATE OF KANSAS
JADORRA WINFIELD
My Appt. Expires 07-28-2024

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072