Karen Johnson Davidson County
Batch# 844461 DEEDWARR
04/25/2022 10:01:02 AM 2 pgs
Fees: $13.00 Taxes: $1,406.00

20220425-0047146

# WARRANTY DEED

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 01-06-25
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Stewart Title
216 Centerview Dr., Suite 360
Brentwood, TN 37027

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Paul Carruthers and Ashley Hyde<br>704 Taylor Street #302<br>Nashville, TN 37208 | US Bank<br>P.O. Box 20005<br>Owensboro, KY 42304-0005 | 081-12-0B-566.00 |

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Christopher Estes, a single person,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Paul Carruthers, an unmarried man & Ashley Hyde, an unmarried woman, tenants in common with rights of survivorship**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Boiler Unit 302, Werthan lofts IV & V Condominiums, as established under Master deed of record in Instrument No. 20070117-0006776, corrected in Instrument No. 20090421-0036270, amended in Instrument No. 20071220-0146056, corrected in Instrument No. 20080118-0006036, amended in Instrument Nos. 20080211-0013846, 20110609-0044280, 20110713-0053571, 20120723-0064381 and 20131230-0130918, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Christopher Estes, a single person by Warranty Deed from Werthan Lofts Boiler Building, Gp, a Tennessee general partnership, dated 01/10/2014 and recorded 01/14/2014, of record in Instrument 201401140003661, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 704 Taylor Street #302, Nashville, TN 37208

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.

Witness my/our hand(s) this the 18th day of April, 2022.

Christopher Estes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Christopher Estes, a single person with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 18th of April, 2022.

Notary Public

My Commission Expires: 3/7/2023

(SEAL)

