Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-TC22-1101-SH

Karen Johnson Davidson County
Batch# 846368 DEEDWARR
04/27/2022 12:14:08 PM 2 pgs
Fees: $13.00 Taxes: $2,220.00
20220427-0048667

Prepared By ~~& Return To~~:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-1826

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 22nd day of April, 2022

Notary Public

Commission Expires: _____

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

Address of New Owner	Send Tax Bills To:	Map & Parcel
John Nehrenz and Sharon Nehrenz ~~1101 18th Avenue South #511~~ ~~Nashville, TN 37212~~ 6740 FALLRIDGE LN COLLEGE GROVE, TN 37046	new owner	104-04-0E-511.00-CO

WARRANTY DEED

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

Kellianne Erath and Christopher Erath, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Nehrenz and Sharon Nehrenz, husband and wife

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. 511, together with Parking Spaces Numbered 44 and 45, on the Horizontal Property Regime for 1101 Eighteenth Avenue, as recorded in the Master Deed of record in Instrument No. 20060807-0096688 and re-recorded in Instrument No. 20060817-0101760 and amended In Instrument No. 20090624-0058837, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage Interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Kellianne Erath and Christopher Erath, husband and wife by Warranty deed from Max Theodore, a single man, Philippe Theodore, a married man, and Scott Sellers, a married man, as tenants in common of record in Instrument No. 20170601-0054613 Register's Office for Davidson County, Tennessee, dated May 26, 2017 and recorded on June 01, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1101 18th Avenue South #511, Nashville, TN 37212.

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 so 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.

Dated this the 22nd day of April, 2022.

Kellianne Erath

Christopher Erath

STATE OF Massachusetts
COUNTY OF Middlesex

On this 22nd day of April, 2022, before me personally appeared Kellianne Erath and Christopher Erath, 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 22nd day of April, 2022.

Notary Signature
My commission expires: 9/6/2024

