WARRANTY DEED

Karen Johnson Davidson County
Batch# 847288 DEEDWARR
04/28/2022 01:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20220428-0049350

File No. EM-22-2267

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of April, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth F. Remedios, Judith A. Remedios and Lucas Walker Remedios	New Owners	
(NAME) 900 19th Avenue South, Unit 904	(NAME) 900 19th Ave South unit 904	092-16-0B-093.00-CO
(ADDRESS) Nashville, TN 37212	(ADDRESS) Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Robert Evers, a single person**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kenneth F. Remedios and Judith A. Remedios, Husband and Wife and Lucas Walker Remedios, an umarried man,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Condominium Unit in Davidson County, Tennessee, being Unit No. 904 on the Plan of University Square Condominium Apartments of record in Book 6900, Page 124, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest of the common elements as shown in the Master Deed and By-Laws of record in Book 7051, page 529, as amended in Book 7119, page 884, said Register's Office.

Being the same property conveyed to Robert Evers, a single person by Warranty deed from David W. Vincent, a married person of record in Instrument No. 20060224-0021669 Register's Office for Davidson County, Tennessee, dated February 21, 2006 and recorded on February 24, 2006. Being also known as 900 19th Avenue South 904 Nashville, Tennessee 37212.

Buyer has the right to use and occupy parking space 2s #35, being also known as covered parking space for Unit 904.

This is property more commonly known as 900 19th Avenue South, Unit 904, Nashville, TN 37212.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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

Witness my/our hand this 20th day of April, 2022.

Robert Evers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of April, 2022, before me personally appeared Robert Evers, 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 20th day of April, 2022.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Certificate of Authenticity

I, Emily Manno, 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 4/20/22.

Date

Affiant Signature

4/20/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of April, 2022.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON