**THIS INSTRUMENT PREPARED BY:**

**Paul F. Soper, Esq.**
**2323 21st Avenue S, Ste. 502**
**Nashville, Tennessee 37212**

Karen Johnson Davidson County
Batch# 849783 DEEDWARR
05/03/2022 08:11:30 AM 3 pgs
Fees: $18.00 Taxes: $2,109.00
20220503-0050950

**ADDRESS NEW OWNER**
Alexander Komisar and
Loreen Ruth Kay
708 Wabash Pl.
Nashville, TN 37221

**SEND TAX BILLS TO**
Caliber Home Loans
112 Center Pointe Dr. #B
Clarksville TN 37040

**MAP/PARCEL**
155100A05900CO

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **GRANGER BROWN AND KELLY TRIANA, HUSBAND AND WIFE** ("Grantors" herein), have bargained and sold, and do hereby bargain sell, transfer, convey, and confirm unto **ALEXANDER KOMISAR AND LOREEN RUTH KAY, HUSBAND AND WIFE,** ("Grantees" herein), their successors and assigns, all of Grantors' right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 62, as shown on the map entitled McCrory Trace Estates, of record in Plat Book 6900, page 720-723, corrected by Surveyor's Correction of record in Book 7825, page 429, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to GRANGER BROWN AND KELLY TRIANA, HUSBAND AND WIFE, by deed from CORTLAND RICHARD CARMONA and KASEY ARNOLD CARMONA, HUSBAND AND WIFE, of record in Instrument No. 20201005-0115097, dated October 2, 2020, said Register's Office.

This is improved property known as: 708 Wabash Pl., Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEES, their successors and assigns, forever. And GRANTORS do covenant with said GRANTEES that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And GRANTORS do further covenant and bind themselves, their assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2022 real property taxes and any easements, covenants and restrictions of record.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hands as of this 21st day of April, 2022.

GRANGER BROWN

KELLY TRIANA

**STATE OF** Tennessee )
**COUNTY OF** Davidson )

Before me, Tricia Ball, a Notary Public of the State and County aforesaid, personally appeared **GRANGER BROWN AND KELLY TRIANA**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 21st day of April, 2022.

Notary Public

My Commission Expires: 5/5/25

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

The actual consideration for this transfer or value of property (whichever is greater) is **$570,000.00**

K=A.

Sworn to and subscribed before me this 26th day of April, 2022.

Notary Public

My Commission Expires: 6/25/25

Certificate of Authenticity

I, Kris Giammarco, do hereby make oath that I am 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 April 26, 2022.

Affiant Signature

April 26, 2022
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 26th day of April, 2022.

Notary's Signature
My Commission Expires: 6/25/25

STEPHANIE LUNA
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

Notary's Seal