(1)

Karen Johnson Davidson County
Batch# 853990 DEEDWARR
05/12/2022 09:04:57 AM 2 pgs
Fees: $13.00 Taxes: $2,438.30
20220512-0054419

WARRANTY DEED

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$659,000.00**

Affiant

Subscribed and sworn to before me, this the 10th day of May, 2022.

Notary Public

My commission expires: 01-06-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Barry Joseph Ware	Broker Solutions Inc	**091-06-4A-002.00co**
5519 Kentucky Avenue	P.O. Box 650076	
Nashville, TN 37209	Dallas, TX 75265-0076	

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

Elizabeth Carbine Budde, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Barry Joseph Ware, unmarried

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. "B" on the Plan of 5517 and 5519 Kentucky Avenue Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of 5517 and 5519 Kentucky Ave Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160329-0029359, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of 5517 and 5519 Kentucky Avenue Townhomes, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20160329-0029359, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Elizabeth Carbine Budde, a married woman by Quitclaim Deed dated April 18, 2022, from Kristine Carbine, a married woman of record in Instrument No. 20220420-0045596, and further said property was conveyed to Kristen Carbine, an unmarried woman by Quitclaim Deed dated January 10, 2019, from Elizabeth A. Carbine of record in Instrument No. 20190111-0002989, and being further conveyed to Elizabeth A. Carbine by Warranty Deed dated November 22, 2017, from Carbine & Associates, LLC, a Tennessee limited liability company of record in Instrument No. 20171129-0121469, said Register's Office for Davidson County, Tennessee.

Elizabeth Carbine Budde is the one same person as Elizabeth A. Carbine.

The property conveyed herein is not the place of residence of the Grantor or her spouse.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan as shown on Exhibit "C" of the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160329-0029359, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **All matters shown on the plan of record in Book 57, Page 173, said Register's Office.**

3) **Declaration of Covenants, Conditions and Restrictions for 5517 and 5519 Kentucky Ave Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160329-0029359, and see Attorney's Certificate for 5517 and 5519 Kentucky Avenue Townhomes of record in Instrument No. 20220331-0037242, said Register's Office.**

4) **Charter of 5517 & 5519 Kentucky Avenue Townhomes of record in Instrument No. 20171122-0120140, said Register's Office.**

5) **Dedication of Common Areas to 5517 and 5519 Kentucky Avenue Townhouse Corporation of record in Instrument No. 20171122-0120141, said Register's Office.**

6) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved property, known as 5519 Kentucky Ave, Nashville, TN 37209.

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 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 10th day of May, 2022.

Elizabeth Carbine Budde

Elizabeth Carbine Budde

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Elizabeth Carbine Budde,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **10th** day of **May, 2022.**

Notary Public

My Commission Expires: 8/6/2023

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON