Karen Johnson Davidson County
Batch# 861405 DEEDWARR
05/24/2022 07:51:30 AM 4 pgs
Fees: $23.00 Taxes: $2,460.50
20220524-0059878

(Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $665,000.00. Affiant Subscribed and sworn to before me, this 17 day of May, 2022. Notary Public My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Kali B.Weber and Matthew T. Haysley	Same	**072-15-0S-001.00-CO**
1813A Cahal Avenue		
Nashville, TN 37206		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Megan Cencula and Taylor Reginald Tutt, wife and husband, and Jerome M. Cencula, Jr., a married man, as joint tenants with right of survivorship

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **Kali B. Weber, a single woman, and Matthew T. Haysley, a single man, as Tenants in Common, With Right of Survivorship**

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit A, together with the appurtenant interest in the common elements of Cahal Avenue Townhomes, II a horizontal property regime with private elements established by Declaration in Instrument No. 20150825-0085759, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration, and being located upon Lot No.10 on the Map showing subdivision of Lots 15 through 25 in Belle Forest Subdivision of record in Plat Book 547, page 33, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Megan Cencula and Taylor Reginald Tutt, wife and husband, and Jerome M. Cencula, Jr., a married man, as joint tenants with right of survivorship by Warranty deed from

Three Beans, LLC, a Tennessee limited liability company of record as Instrument No. 20170814-0083048, Register's Office for Davidson County, Tennessee.

The subject property is not now, nor has it ever been the primary or marital residence of the said Grantor, Jerome M. Cencula, Jr., nor his spouse.

This is improved property known as **1813A Cahal Avenue, Nashville, TN 37206.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 13th day of May, 2022.

Megan Cencula

Taylor Reginald Tutt

STATE OF NY

COUNTY OF Queens

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Megan Cencula and Taylor Reginald Tutt, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 13th day of May, 2022.

Notary Public
My Commission Expires: 11/16/24

QUINTIS PINDER
Notary Public - State of New York
No. 01PI6411323
Qualified in Queens County
My Commission Expires Nov. 16, 2024

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 13th day of May, 2022.

Jerome M. Cencula, Jr.

STATE OF Illinois

COUNTY OF LAKE

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Jerome M. Cencula, Jr., the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 13th day of May, 2022.

Notary Public
My Commission Expires: 12/1/2024

LTC File No. 22-000627-528

OFFICIAL SEAL
ISMAIL SULO
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 12/01/2024

True Copy Certification

I, **Diane March,** 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 this the 17th day of May, 2022.

Affiant Signature
Date 05/17/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 17th day of May, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

