Karen Johnson Davidson County
Batch# 868462 DEEDWARR
06/07/2022 02:11:06 PM 2 pgs
Fees: $13.00 Taxes: $2,497.50
20220607-0065259

Name and Address of New Owner:
Svetlana Famina
502 Vernon Circle
Nashville, TN 37209

Send Tax Bills To: new owner@ 5537 Tuck Rd. Paducah, KY 42001

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 091-05-1C-025.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Cara Cataldo Jones, f/k/a Cara Cataldo and husband James Alanson Jones, Jr.**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Svetlana Famina, single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit Number 25 on the Horizontal Property Regime for 2 Aves, as recorded in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180926-0095647 and amended in Instrument Number 20190426-0038655, Instrument Number 20190709-0066829 and Instrument Number 20200309-0026202, Registers 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 a portion of the same property conveyed to RSD Vernon and James, LLC, a Tennessee limited liability company, by Special Warranty Deed from Michael D. Burns and wife, Glenda S. Burns of record in Instrument No. 20180316-0025043 Register's Office for Davidson County, Tennessee, dated March 14, 2018 and recorded on March 16, 2018. (Value or consideration as shown in aforementioned deed $2,120,000.00.)

Being a portion of the same property conveyed to RSD Vernon and James, LLC, a Tennessee limited liability company, by Quitclaim Deed from Michael D. Burns and wife, Glenda S. Burns, of record in Instrument No. 20180316-0025044 Register's Office for Davidson County, Tennessee, dated March 14, 2018 and recorded on March 16, 2018. (Value or consideration as shown in aforementioned deed $0.00.)

Being the same property conveyed to Cara Cataldo by Special Warranty Deed from RSD Vernon and James, LLC, of record in Instrument No. 20200526-0053871, Register's Office for Davidson County, Tennessee, dated May 21, 2020 and recorded on May 26, 2020. (Value of consideration shown in aforementioned deed $394,530.00.)

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-EXP-22-508

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 1st day of June, 2022.

_____(SEAL)
Cara Cataldo Jones

_____(SEAL)
James Alanson Jones, Jr.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Knox

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Cara Cataldo Jones and James Alanson Jones, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of June, 2022.

SHANA BETH EDMISTON STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

_____
Notary Public
My commission expires: 7/26/2023

~~AFFIDAVIT OF VALUE~~

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $675,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
1st day of June, 2022.

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

_____
Notary Public
My commission expires: 07/09/24

File No. ST-22-451