Karen Johnson Davidson County
Batch# 873237 DEEDWARR
06/16/2022 02:41:28 PM 2 pgs
Fees: $13.00 Taxes: $1,813.00
20220616-0069180

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00.

Margaret Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 2022.

D. Denise Woods
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-2

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

07-NSH22-04416

Address of New Owner:	Send Tax Bills to:	Tax Information:
Matthew Pablecas and Leah Pablecas, 231 Rep John Lewis Way N #402 Nashville, TN 37219	Matthew Pablecas and Leah Pablecas 231 Rep John Lewis Way N #402 Nashville, TN 37219	093-06-1B-624.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **John S. Larkin, II and Hanwen Li, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Matthew Pablecas and Leah Pablecas, husband and wife**, hereinafter called the Grantees, their successors 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. 402, The Kress Lofts, Phase II, Amendment No. 4 to Master Deed, The Kress Lofts Condominiums, a Horizontal Property Regime, Instrument No. 20071220-0146058, amended at Instrument 20080331-0032083, corrected in Instrument No. 20080118-0006035, in the Register' s Office Davidson County, Tennessee, to which reference hereby made for a more particular description of said property. Reference is hereby made to the plan of The Kress Lofts Condominiums, for placement of Units, as shown on Exhibit "B" to the Master Deed of record under Instrument No. 20071220-0146058, said Register's Office, for a more complete identification and description of such Unit and Parking Spaces.
>
> Being the same property conveyed to John S. Larkin, II and Hanwen Li, husband and wife by Warranty Deed from Samuel Brothers Realty, LP, a Pennsylvania Limited Partnership of record in Instrument No. 20190115-0004221 Register's Office for Davidson County, Tennessee, dated January 11, 2019 and recorded on January 15, 2019. (Value of consideration shown in aforementioned deed $390,000.00.) .

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 231 Rep John Lewis Way N #402, Nashville, TN 37219

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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 hand this 15th day of June, 2022

John S. Larkin, II

Hanwen Li

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named John S. Larkin, II and Hanwen Li, 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 within instrument for the purposes therein contained.

Witness my hand and seal at Franklin, Tennessee, this 15th day of June, 2022.

Notary Public

My Commission Expires: 06-14-25

FAITH L. LOWE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON