Karen Johnson Davidson County
Batch# 893893 DEEDWARR
07/26/2022 11:48:30 AM 3 pgs
Fees: $18.00 Taxes: $4,347.50
20220726-0085296

WARRANTY DEED

MEREDITH MALLOY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-02-2023

DM-CR-22-933

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/02/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Marc Mariani and Carly Mariani	TRUXTON TRUST COMPANY	
(NAME)	(NAME)	
933 Kirkwood Ave	4525 HARDING RD. #300	**118 05 0F 001.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	NASHVILLE, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL S. HIGGINS AND ASHLEY PAIGE HIGGINS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARC MARIANI AND CARLY MARIANI, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 933, on the Plan of Kirkwood Commons, a Horizontal Property Regime with Private Elements (P.U.D.) and further described and created as to each individual Unit in the Declaration of Protective Covenants, Conditions and Restrictions for Kirkwood Commons, A Horizontal Property Regime with Private Elements, as of record in Instrument No. 20061002-0121427, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael S. Higgins, A Single Man, by Warranty Deed from Lawrence Cary and Alexandra Cary, Husband and Wife, of record In Instrument No. 20101006-0080094, in the Register's Office of Davidson County, Tennessee, dated October 04, 2010 and recorded on October 06, 2010. Michael S. Higgins having since married, his spouse, Ashley Paige Higgins, hereby joins in this conveyance and does transfer and convey any and all marital interest Ashley Paige Higgins may have in and to the above-referenced tract or parcel of land.

This conveyance is subject to:
- Property taxes for 2022 and subsequent years, a lien not yet due and payable.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20061002-0121427.
- Easement for Sanitary Sewer and/or Storm Drainage, recorded in Book 3913, Page 233.
- Easement recorded in Book 2140, Page 121.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **933 Kirkwood Ave, Nashville, Tennessee 37204**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 21 DAY OF JULY, 2022.

Michael S. Higgins

Ashley Paige Higgins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL S. HIGGINS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of July, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ASHLEY PAIGE HIGGINS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of July, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 07/26/2022 ____ (date of document).

Affiant Signature

07/26/2022
Date

State of TN

County of DAVIDSON

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

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025