WARRANTY DEED

Karen Johnson Davidson County
Batch# 895976 DEEDWARR
07/29/2022 11:41:10 AM 2 pgs
Fees: $13.00 Taxes: $2,645.50

20220729-0086616

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2025

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $715,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 27TH DAY OF JULY, 2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES 2/9/24

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 22-2738LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Evangelia Livanos and Matthew Hoffman	new owner	
1607A Porter Avenue		072 15 2E 001.00
Nashville, TN 37206		

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

AMANDA MICHELLE MEEK, SINGLE AND JENNIFER ANDREA BLACK, SINGLE, AS JOINT TENANTS WITH THE RIGHT OF SURVIVIORSHIP

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

EVANGELIA LIVANOS AND MATTHEW MARK HOFFMAN, wife and husband

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, being Unit A of 1607 Porter Avenue, a Horizontal Property Regime with Private Elements, described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20161006-0105858, Registers Office for Davidson County, Tennessee, to which reference is hereby made, the plat attached as an Exhibit thereto, and the By-Laws appended to said Declaration, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description thereof.

Being the same property Conveyed to Amanda Michelle Meek, single and Jennifer Andrea Black, single, as joint tenants with right of survivorship, by Warranty Deed from Imperial Home Group, LLC, a Tennessee limited liability company, of record in Instrument No. 20180309-0022766, in the Registers office of Davidson County, Tennessee, dated March 08, 2018 and recorded on March 09, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Any facts, rights, interest or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
JM-VRE-22-1607A

3. Easements, liens or encumbrances or claims thereof, not shown by the Public Records.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

5. Any lien or rights to a lien, for labor, services or materials imposed by law and not shown by the Public Records.

6. Any claims to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

7. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

8. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

9. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20161006-0105858.

This is improved property known as 1607A Porter Avenue, Nashville, TN 37206

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 in 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 our hand on the 25th day of July, 2022.

X _____

Amanda Michelle Meek

X _____

Jennifer Andrea Black

STATE OF VIRGINIA

COUNTY OF Norfolk

Personally appeared before me, a Notary Public of said County and State, AMANDA MICHELLE MEEK AND JENNIFER ANDREA BLACK, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Norfolk (city), Virginia, this 25 day of July, 2022.

_____

Notary Public

My Commission Expires: 02.28.2026

DUSTIN W LEE
NOTARY PUBLIC
MY COMMISSION NUMBER 7977054
COMMONWEALTH OF VIRGINIA