Karen Johnson Davidson County
Batch# 899110 DEEDWARR
08/04/2022 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $3,570.50
20220804-0088933

Name and Address of New Owner:
Christopher Nguyen and Rosalyn Ha
**2215 Greenwood Ave.**
**Nashville, TN 37206**
Send Tax Bills To:
**Same As New Owner**

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 083-03-4T-002.00-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, **CTAFS Properties, LLC, a Tennessee Limited Liability Company,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Christopher Nguyen and Rosalyn Ha, Husband and Wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 2207 Greenwood Avenue, a Horizontal Property Regime with Private Elements of record as Instrument No. 20211004-0132800, and being shown on Plat attached thereto as Exhibit "B", 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 a portion of the same property conveyed to E. Mark Turner, married by Warranty Deed from Paul T. Stevenson, Pamela Ann Stevenson and William J. Beuerlein, Jr. of record in Instrument No. 20011210-0136169 Register's Office for Davidson County, Tennessee, dated November 20, 2001 and recorded on December 10, 2001. (Value or consideration as shown in aforementioned deed $265,000.00.)

Being a portion of the same property conveyed to Curtis Taylor Stewart, married by Warranty Deed from E. Mark Turner, married, of record in Instrument No. 20210802-0103745, Register's Office for Davidson County, Tennessee, dated July 30, 2021 and recorded on August 02, 2021. (Value or consideration as shown in aforementioned deed $1,550,000.00.)

Being a portion of the same property conveyed to CTAFS Properties, LLC by Quitclaim Deed from Curtis Taylor Stewart, married, of record in Instrument No. 20210927-0129065, Register's Office for Davidson County, Tennessee, dated September 24, 2021 and recorded on September 27, 2021. (Value or consideration as shown in aforementioned deed $0.00.)

This is improved property known as: 2215 Greenwood Ave., Nashville, TN 37206

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, 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.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 6th day of June, 2022.

CTAFS Properties, LLC, a Tennessee Limited Liability Company

By: _____
Curtis Taylor Stewart, Sole Member

State of Tennessee
County of Davidson

Before me, Sarah Lile of the state and county mentioned, personally appeared Curtis Taylor Stewart, Sole Member with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be theSole Member of CTAFS Properties, LLC, the within named bargainor, a Limited Liability Company, and that as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand, at office, this 6th day of June, 2022.

Notary's Signature
My commission expires: 5-5-2025

SARAH LILE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**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 $965,000.00, 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
6th day of June, 2022.

_____
Notary Public
My commission expires: _____
File No. GNT-22-2149

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

***Please Return to:***
**Magnolia Title & Escrow**
**1104 Fatherland Street**
**Nashville, TN 37206**



202208040088933

Certificate of Authenticity

I, Beth Cooper, 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 June 6, 2022.

Affiant Signature

June 6, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

6th day of June, 2022.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON