WARRANTY DEED

Karen Johnson Davidson County
Batch# 901866 DEEDWARR
08/11/2022 08:30:30 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20220811-0091179

B-SR-22-1619B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

EMILY MANNO
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 2025

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)
JONATHAN ALLEN PERDUE and RODOLFO JOEY MANANSALA	New owner	
(NAME)	(NAME)	
1619B Northview Avenue	1619B Northview Ave	**072-14-1U-001.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(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, **NICHOLAS J. WITTIG AND ALEXANDRIA JONES, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JONATHAN ALLEN PERDUE AND RODOLFO JOEY MANANSALA, A MARRIED COUPLE,** 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 A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1619 Northview Avenue, a Horizontal Property Regime with Private Elements of record as Instrument No. 20190923-0096393 and being shown on Plat attached thereto as Exhibit "A", 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 Imperial Home Group, LLC, a Tennessee Limited Liability Company by Warranty deed from Norman Marik and Dorothy Marik, husband and wife of record in Instrument No. 20190805-0076959 Register's Office for Davidson County, Tennessee, dated July 29, 2019 and recorded on August 05, 2019. (Value or consideration as shown in aforementioned deed $223,000.00.)

Being the same property conveyed to Nicholas J. Wittig and Alexandria Jones, Tenants in Common with Right of Survivorship by Warranty deed from Imperial Home Group, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200715-0077200 Register's Office for Davidson County, Tennessee, dated July 10, 2020 and recorded on July 15, 2020.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 33, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20190923-0096393, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1619B Northview Avenue, Nashville, Tennessee 37216**.

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 8th DAY OF AUGUST, 2022.

Nicholas J. Wittig by Adam Jefferson, Attorney in Fact

Alexandria Jones by Adam Jefferson, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADAM JEFFERSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of NICHOLAS J. WITTIG AND ALEXANDRIA JONES, and who acknowledged he/she/they executed the same as the free act and deed of the said NICHOLAS J. WITTIG AND ALEXANDRIA JONES.

Witness my hand and official seal, this the 8th of August, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

Logan C. E. Bell
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
06/11/2023
CHEATHAM COUNTY

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

Certificate of Authenticity

I, Emily Manno, 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 **8/8/22**.

Date

Affiant Signature

8/8/22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **8** day of **August**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON