WARRANTY DEED

Karen Johnson Davidson County
Batch# 915875 DEEDWARR
09/13/2022 10:39:58 AM 2 pgs
Fees: $13.00 Taxes: $2,590.00

20220913-0102106

G-ORG-22-1214B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RACHEL WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
DAVIDSON COUNTY

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)
Nicholas Alexander Hosta	**Same as New Owner**	
(NAME)	(NAME)	**072-10-2G-002.00-CO**
1214 B Keller Ave		
(ADDRESS)	(ADDRESS)	
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, **JANE ANN MCCULLOUGH, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NICHOLAS ALEXANDER HOSTA, A SINGLE MAN,** 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 B, on the Plan of 1214 Keller Avenue Residences, attaches as Exhibit "C" to the Declaration of Covenants, Conditions, and Restrictions for 1214 Keller Avenue Residences, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20171114-0116958, 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 Jane Ann McCullough by Quitclaim deed from McCullough Family Properties, LLC of record in Instrument No. 20190621-0060097 Register's Office for Davidson County, Tennessee, dated June 17, 2019 and recorded on June 21, 2019.
Being the same property conveyed to McCullough Family Properties, LLC, a Tennessee limited liability company by Quitclaim deed from Precision Property Restoration, LLC, a Tennessee limited liability company of record in Instrument No. 20190503-0041416 Register's Office for Davidson County, Tennessee, dated March 18, 2019 and recorded on May 03, 2019.
Being a portion of the same property conveyed to Precision Property Restoration, LLC, a Tennessee limited liability company by Quitclaim deed from McCullough Family Properties LLC, a limited liability company of record in Instrument No. 20171024-0108820 Register's Office for Davidson County, Tennessee, dated October 20, 2017 and recorded on October 24, 2017.
Being a portion of the same property conveyed to McCullough Family Properties LLC, a limited liability company by Quitclaim deed from Chan McCullough of record in Instrument No. 20101221-0101456 Register's Office for Davidson County, Tennessee, dated December 01, 2010 and recorded on December 21, 2010.
Being a portion of the same property conveyed to Chan McCullough by Substitute Trustee's deed from Priority Trustee Services of TN, L.L.C., as Substitute Trustee of record in Instrument No. 20071227-0147700 Register's Office for Davidson County, Tennessee, dated November 15, 2007 and recorded on December 27, 2007

The above referenced property was investment property and has never been the principal marital residence for the Grantor.

This conveyance is subject to:
- Taxes for the year 2022 and all subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 86, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record as Instrument Number 20170816-0084232, Register's Office of 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 20171114-0116958, Register's Office for Davidson County, Tennessee.

- Charter of record in Instrument Number 20171122-0119869, in the Register's Office for Davidson County, Tennessee.
- Agreement for Shared Driveway of record in Instrument Number 20171114-0116964, in the 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: **1214 B Keller Ave, 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 SEPTEMBER, 2022.

Jane Ann McCullough

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANE ANN MCCULLOUGH, 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 8th of September, 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