THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
2323 21st Avenue S., Ste 306
Nashville, Tennessee 37212

File Number: 2022-08-330
Parcel ID: 091 02 1Q 002.00

Karen Johnson Davidson County
Batch# 923334 DEEDWARR
09/29/2022 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $2,442.00
20220929-0107682

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Samuel Averbuch and Jessica Averbuch 2907 Woodlawn Drive Nashville, TN 37215	Samuel Averbuch and Jessica Averbuch 2907 Woodlawn Drive Nashville, TN 37215	Map/Parcel 091 02 1Q 002.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Ian Howle, a single person** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Samuel Averbuch and Jessica Averbuch, husband and wife**, ("Grantee") all of right, title and interest in and to that certain real property known as 6112B California Avenue, Nashville, TN 37209 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

> A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 6112 California Cottages, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 6112 California Cottages, a Horizontal Property Regime, of record in Instrument Number 20160510-0046228, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.
> Being the same property conveyed to Faith Bishop and Robert Bishop, wife and husband, by Warranty Deed from Lone Oak, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20170405-0033264, in the Register's Office of Davidson County, Tennessee, dated April 04, 2017 and recorded on April 05, 2017.
> Being the same property conveyed to Ian Howle, an unmarried man, by Warranty Deed from Faith Bishop and Robert Bishop, wife and husband, of record in Instrument No. 20210302-0026538, in the Register's Office of Davidson County, Tennessee, dated February 26, 2021 and recorded on March 02, 2021.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said

GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 28th day of September, 2022.

Ian Howle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of September, 2022, before me personally appeared Ian Howle, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of September, 2022.

Notary Signature
My commission expires: 3/1/2025

ASHLEY RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/01/2025
SUMNER 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 pursuant to 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 660,000.00, 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 20 day of September, 2022

Notary Public
My commission expires: 05.21.2025

WHITNEY DUBOIS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Certificate of Authenticity

I, Holly Ray, 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 September 28, 2022

Date

Holly Ray

Affiant Signature

September 28, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 day of September, 2022.

Notary's Signature

My Commission Expires: 05.21.2025

Date

Notary's Seal (if on paper)

WHITNEY DUBOIS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

202209290107682