Karen Johnson Davidson County
Batch# 924030 DEEDWARR
09/30/2022 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20220930-0108367

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-19013-TC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

Caitlin Allison
Affiant

Subscribed and sworn to before me, this the 29th day of September, 2022.

DYLAN MESSIMER
Notary Public, Alabama State at Large
My Commission Expires 3/27/2026

Dylan Messimer
Notary Public
My Commission Expires: 3/27/2026

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Nicole Bianchi<br>975 Ashland Place Drive<br>Nashville, TN 37218 | New Owner | 069-06-0B-026-00 |

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Caitlin Allison, an unmarried woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Nicole Bianchi**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to wit:

**Unit No. 26 of Ashland Place Townhomes, Phase Two, a Horizontal Property Regime established by Declaration of Protective Covenants, Conditions and Restrictions for Ashland Place Townhomes in Instrument No. 20160826-0089473, and as amended by Instrument No. 20161021-0111700, Instrument No. 201805300051597 and as established by Corrected by Supplemental Declaration in Instrument No. 20190619-0059213 (replacing Instrument No. 20190507-0042739 in its entirety).**

**Being the same property conveyed to Caitlin Allison by Warranty Deed from RWA/Ashland Place, LLC, a Tennessee limited liability company of record as Instrument No. 20200803-0085482 in the Register's Office for Davidson County, Tennessee, dated July 31, 2020 and recorded on August 3, 2020.**

This is improved property located at: **975 Ashland Place Drive, Nashville, TN 37218**

This conveyance is made subject to 1) Property taxes for the year **2022** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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, their heirs and assigns forever; and we do covenant with

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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 29th day of September, 2022.

GRANTOR:

Caitlin Allison

STATE OF ALABAMA
COUNTY OF Jefferson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Caitlin Allison, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of September, 2022.

DYLAN MESSIMER
Notary Public, Alabama State at Large
My Commission Expires 3/27/2026

Notary Public
My Commission expires: 3/27/2026

## TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 29, 2022.

Affiant Signature

09/29/22

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 29th day of September, 2022.

Notary Public

Notary's Seal:

