This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-19252-AP

Karen Johnson Davidson County
Batch# 932268 DEEDWARR
10/20/2022 02:16:30 PM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20221020-0114553

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $700,000.00.

Affiant

JAKE MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 20th day of October, 2022.

Notary Public
My Commission Expires: 9-21-26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Tatiana Jinneman Peyton Williams 913 B Carolyn Avenue Nashville, TN 37216	Fairway Mortgage 4750 S Biltmore Lane Madison, WI 53718	072-09-4H-002

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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Brian Bandas, a married man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Tatiana Jinneman, a single person and Peyton Williams, a single person, as joint tenants with right of survivorship**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain private element units situated in Davidson County, Tennessee, being Unit B, together with the appurtenant common elements of Homes at 913 Carolyn Avenue, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for The Homes at 913 Carolyn Avenue, a horizontal property regime with private elements, of record in Instrument No. 20210518-0066978, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Units being depicted on the site plan attached as Exhibit to said Declaration. See also the original plan of record in Plat Book 843, page 60, said Register's Office The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 913 Carolyn Avenue provided in said Declaration, together with the By-Laws appended thereto, the site plan attached as exhibit to said Declaration, the original plan of record and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being a portion of the property conveyed to Brian Bandas, a married man as his sole and separate property by Warranty Deed from Sarah Bishop and Chad Bishop, wife and husband, dated December 30, 2020, recorded January 4, 2021, of record in Instrument No. 20210104-0000974, Register's Office for Davidson County, Tennessee.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is improved property located at: **913 B Carolyn Avenue, Nashville, TN 37216.**

This conveyance is made subject to 1) Property taxes for the year 2023, and thereafter, a lien not yet due and payable. The 2022 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor 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 20th day of October, 2022.

GRANTOR:

Brian Bandas

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brian Bandas, 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 he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of October, 2022.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-21-26

202210200114553

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 October 20, 2022.

Affiant Signature

Date: 10/20/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this October 20, 2022

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

