Karen Johnson Davidson County
Batch# 953210 DEEDWARR
12/19/2022 01:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20221219-0131062

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #22-1308

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Chad M. Evans, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sarah Elizabeth Cothran, a single person and Evan Balabar, a single person**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 66 on the E T Brown's Subdivision of Lots Nos. 21 to 26 inclusive on the Plan of Brownsville Addition to Nashville, of record in Book 332, page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Chad M. Evans by Quitclaim Deed from Kara E. McNealy, dated June 19, 2008, of record in Instrument No. 20080626-0066045, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Chad M. Evans and Kara E. McNealy, as tenants with right of survivorship by deed from Williams-Munday Properties, LLC, an Alabama Limited Liability Company, dated April 13, 2007, of record in Instrument No. 20070424-0048860, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1523 Douglas Avenue, Nashville, TN 37206.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Evan Balabar **Sarah Elizabeth Cothran** **1523 Douglas Avenue** **Nashville, TN 37206**	NEW OWNER	**072-14-0-234.00**

WITNESS THE EXECUTION HEREOF this 13th day of December, 2022.

12/13/22

Chad M. Evans

DENISE DOWD
Notary Public - State of Florida
Commission # HH 117053
My Comm. Expires Aug 13, 2025
Bonded through National Notary Assn.

State of Florida
County of Pinellas

On this 13th day of December, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Chad M. Evans and , the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 8/13/25

DENISE DOWD
Notary Public - State of Florida
Commission # HH 117053
My Comm. Expires Aug 13, 2025
Bonded through National Notary Assn.

State of Tennessee
County of Davidson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 445,000.00.**

Affiant

Sworn and subscribed before me on this the 13 day of December, 2022.

Notary Public

My Commission Expires: _____

TIMOTHY LEMONS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/30/2026
DAVIDSON COUNTY

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 December 13, 2022.

Affiant Signature

12/13/2022
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 13 day of December, 2022.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY