Return to
RUDY TITLE
608 Shelby Avenue
Nashville, TN 37206
File #: JML-DRE-22-409

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-20001-TC

Karen Johnson Davidson County
Batch# 958030 DEEDWARR
01/05/2023 10:02:37 AM 2 pgs
Fees: $13.00 Taxes: $1,922.15

20230105-0000903

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $519,500.00.

Affiant

Subscribed and sworn to before me, this the 30th day of December, 2022.

Notary Public
My Commission Expires:

Joan C.E. Bell
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023
CHEATHAM COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Robin Frank 409 Elgin Street Nashville, TN 37211	Canopy Mortgage, LLC 360 Technology Court, #200 Lindon, UT 84042	133 02 0 228.00

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, **David Stonich, an unmarried man,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Robin Frank, an unmarried woman,** 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:

Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of Sunrise Heights Addition of record in Plat Book 421, Page 2, 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 the same property conveyed to David Stonich, a single man, by Warranty Deed from Robert E. Phillips II and Molly Elizabeth-Jo Phillips, husband and wife, of record in Instrument No. 20201007-0116493, in the Register's Office of Davidson County, Tennessee, dated September 30, 2020 and recorded on October 07, 2020.

This is improved property located at: **409 Elgin Street, Nashville, TN 37211.**

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 30th day of December, 2022.

GRANTOR:

David Stonich

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David Stonich, the within named bargainor, 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 30th day of December, 2022.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024