Karen Johnson Davidson County
Batch# 959023 DEEDWARR
01/09/2023 09:43:16 AM 2 pgs
Fees: $13.00 Taxes: $2,719.50
20230109-0001581

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 221243115**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $735,000.00. Affiant Subscribed and sworn to before me, this 4th day of January, 2023. Notary Public My Commission Expires:

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Obinna C. Umunakwe 421 35th Avenue North, Unit A Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 092-09-3F-005.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nicholas S. Behrens and Allison R. Behrens, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Obinna C. Umunakwe**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit "E" on the plan of M & A Development Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of M & A Development Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20170719-0072835 and amended in Instrument No. 20190521-0048106, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to NICHOLAS S. BEHRENS AND ALLISON R. BEHRENS, HUSBAND AND WIFE, by deed from DEBORA SUSAN PAGACH AND KYLE LINDAHL PAGACH, AS TRUSTEES OF THE PAGACH FAMILY TRUST DATED NOVEMBER 08, 2006, of record in Instrument No. 20210720-0097114, dated November 8, 2006, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 092-09-3F-005.00 CO.

Matters shown on the Plan of record in Plat Book 332, page 161, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20170719-0072835 and amended in Instrument No. 20190521-0048106, said Register's Office.

This is improved property located at 421 35th Avenue North, Unit A Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 4th day of January, 2023.

Nicholas S. Behrens

Allison R. Behrens

STATE OF Wisconsin)

COUNTY OF Milwaukee)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nicholas S. Behrens and Allison R. Behrens, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~4th~~ 3rd day of January, 2023.

Pamela Zak

Notary Public

My Commission Expires: 10-18-23

PAMELA ZAK
NOTARY PUBLIC
STATE OF WISCONSIN

Return to
RUDY TITLE
608 Shelby Avenue
Nashville, TN 37206
File #: MS-KP-22-421-A