WARRANTY DEED

Karen Johnson Davidson County
Batch# 959547 DEEDWARR
01/10/2023 10:16:45 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20230110-0002052

BS-EASY-22-2171

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Easy Holdings, LLC	**New Ownere**	
(NAME)	(NAME)	**105-16-0-228-00**
~~2171 Carson Street~~ 611 Neil Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN ~~37211-2005~~ 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSEPH I. KERINUK AND CHRISTY LYNN KERINUK, CO-TRUSTEES OF THE KERINUK JOINT REVOCABLE TRUST, CREATED DECEMBER 3, 2021 ,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EASY HOLDINGS, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 8 on the Plan of South Highland Subdivision of record in Plat Book 421, Page 106, 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 Joe Kerinuk, aka Joseph L. Kerinuk, and wife, Christy L. Kerinuk by Warranty deed from Dafina Czernoczky, unmarried of record in Instrument No. 20070703-0079270 Register's Office for Davidson County, Tennessee, dated June 26, 2007 and recorded on July 3, 2007.

Being the same property conveyed to Joseph I. Kerinuk and Christy Lynn Kerinuk, Co-Trustees of the Kerinuk Joint Revocable Trust, created December 3, 2021 by Quitclaim deed from Joseph I. Kerinuk and Christy L. Kerinuk of record in Instrument No. 20211229-0170823 Register's Office for Davidson County, Tennessee, dated December 16, 2021 and recorded on December 29, 2021.

Being also known as 2171 Carson Street Nashville, Tennessee 372112005.

This conveyance is subject to:
- Taxes for the year 2023
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 106, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2171 Carson Street, Nashville, Tennessee 37211-2005**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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.

Witness my/our hand(s) this the 6th DAY OF JANUARY, 2023.

The Kerinuk Joint Revocable Trust created December 3, 2021

BY: _____
Christy Kerinuk
Co-Trustee

BY: _____
Joseph I. Kerinuk
Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTY KERINUK, CO-TRUSTEE of THE KERINUK JOINT REVOCABLE TRUST, CREATED DECEMBER 3, 2021, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 6th of January, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH I. KERINUK, CO-TRUSTEE of THE KERINUK JOINT REVOCABLE TRUST, CREATED DECEMBER 3, 2021, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 6th of January, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/02/2024
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212