WARRANTY DEED

Karen Johnson Davidson County
Batch# 960421 DEEDWARR
01/12/2023 09:17:48 AM 2 pgs
Fees: $13.00 Taxes: $2,960.00

20230112-0002647

JM-VRE-22-2403A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PENNY R. STEVENS ID # 104790 NOTARY PUBLIC Commission Expires 06-22-2024 Alcorn County Mississippi

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)
Casabella Properties, Inc.	**NEW OWNER**	
(NAME)	(NAME)	**092-03-0E-001.00-CO**
73 CR 262		
(ADDRESS)	(ADDRESS)	
Iuka, MS 38852		
(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, **PATRICK TAN, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CASABELLA PROPERTIES, INC., A MISSISSIPPI CORPORATION,** 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 Unit No. "A" on the plan of Homes at 2403 Jefferson Street, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at 2403 Jefferson Street, a Horizontal Property Regime with Private Elements of record in Instrument No. 20200128-0010107, as amended in Instrument No. 20200129-0010709, 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 Patrick Tan, a single person by Warranty Deed from Jefferson St Partners, LLC, a Tennessee Limited Liability Company of record in Instrument No. 2020702-0090177 Register's Office for Davidson County, Tennessee, dated June 28, 2021 and recorded on July 2, 2021.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Plan of record in Plat Book 421, Page 90, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20200128-0010107, Scrivner's Affidavit 20200129-0100709, Register's Office for Davidson County, Tennessee.
- Easements as set forth in Book 4128, Page 206, Register's Office of Davidson County, Tennessee
- Easements as set forth in Warranty Deed of record in Book 4138, Page 994, in the Register's Office for Davidson County, Tennessee.
- Charter for HOA recorded January 28, 2020 in Instrument No. 20200128-0010106, 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: **2403 Jefferson St Unit D, Nashville, Tennessee 37208**.

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 10th DAY OF JANUARY, 2023.

Patrick Tan by Sydney Klett as Attorney-in-fact
Patrick Tan
by Sydney Klett as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sydney Klett, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of PATRICK TAN, and who acknowledged he/she/they executed the same as the free act and deed of the said PATRICK TAN.

Witness my hand and official seal, this the 10th of January, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 01/08/2024

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