Karen Johnson Davidson County
Batch# 967187 DEEDWARR
02/03/2023 01:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,359.75
20230203-0008038

Prepared By & Return To:
Tennessee Title Services LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-22-5164

STATE OF ~~TENNESSEE~~ OHIO NB
COUNTY OF ~~Wilson~~ Franklin NB

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $367,500.00

Affiant

NOTARIAL SEAL STATE OF OHIO
MICHELLE BENNETT
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
03-11-2025

SUBSCRIBED AND SWORN TO BEFORE ME THIS ~~1st~~ 31 day of ~~February~~ January, 2023

Notary Public

Commission Expires: 3-11-2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Katherine Kreuz 4202 Harding Pike Unit 204 Nashville, TN 37205	New Owner	103-16-0G-204-00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Thomas J. Alas, a single man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Katherine Kreuz

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Unit No. 204, together with Parking Space Nos. 5 and 20, and Reserved Space No. 3, and together with appurtenant interest in the common elements of the Brookfield Condominiums, a Horizontal Property Regime, established by Master Deed of record in Book 6976, Page 887, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Thomas J. Alas, single man, by Warranty Deed from Jacquelyn Akbari and Manuch Akbari, wife and husband, of record in Instrument No.

20200818-0092977, Register's Office for Davidson County, Tennessee, dated August 17, 2020 and recorded on August 18, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4202 Harding Pike, Unit 204, Nashville, TN 37205

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 so 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. 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.

Dated this the 31 day of January, 2023.

Thomas J. Alas

STATE OF OHIO
COUNTY OF Franklin

On this 31 day of January 2023, before me personally appeared Thomas J. Alas, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31 day of January, 2023.

Notary Signature
My commission expires: 3-11-2025

NOTARIAL SEAL STATE OF OHIO

MICHELLE BENNETT
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
03-11-2025

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 1-31-23.

Affiant Signature

1-31-23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 31 day of January, 2023.

Notary Signature

My Commission Expires: 05/09/2026

