WARRANTY DEED

Karen Johnson Davidson County
Batch# 980832 DEEDWARR
03/15/2023 10:06:30 AM 3 pgs
Fees: $18.00 Taxes: $2,294.00
20230315-0018668

B-KCS-23-1607B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 1-11-26
(AFFIX SEAL)

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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)
Chason Smith, Jordan Gottschalk 3 Darren Gottschalk	New owner	
(NAME) **2700 Charlotte Ave, #331**	(NAME)	**072-15-2N-002.00-CO**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(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, **DAVID JOSEPH TAYLOR, UNMARRIED AND ALLISON SIMONE TAYLOR, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHASON SMITH AND JORDAN GOTTSCHALK, HUSBAND AND WIFE (AS TENANTS BY THE ENTIRETY AS BETWEEN THEMSELVES), AND AS TENANTS IN COMMON WITH DARREN GOTTSCHALK, MARRIED MAN,** 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 B of Homes at 1607 Branch Street, a Horizontal Property Regime with Private Elements and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 1607 Branch Street, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20200929-0112061, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 1607 Branch Street, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20200929-0112061, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to Kudzu Real Estate, Inc by Warranty deed from William L. Renick, Jr., of record in Instrument No. 20130614-0061021, Register's Office for Davidson County, Tennessee, dated June 13, 2013 and recorded on June 14, 2013.

Being the same property conveyed to James M. Jacanin and Melissa F. Jacanin, by Warranty deed from Kudzu Real Estate, Inc., a Tennessee corporation of record in Instrument No. 20200928-0111637, Register's Office for Davidson County, Tennessee, dated September 24, 2020 and recorded on September 28, 2020.

Being the same property conveyed to David Joseph Taylor, and Allison Simone Taylor, by Warranty deed from James M. Jacanin and Melissa F. Jacanin (by Ryan Lux, Attorney-in-Fact, by virtue of Power of Attorney recorded in Instrument No. 20220222-0019790); said Warranty deed of record in Instrument No. 20220222-0019791, Register's Office for Davidson County, Tennessee, dated February 8, 2022 and recorded on February 22, 2022.

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 38, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20200929-0112061, Register's Office for Davidson County, Tennessee.
- Charter Non Profit Corporation of record in Instrument Number 20200929-0112062, in the Register's Office for Davidson County, Tennessee.

- Restrictions of record in Book 2810, Page 475, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 4116, Page 608, in the 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: **1607B Branch Street, Nashville, Tennessee 37216**.

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 14th DAY OF MARCH, 2023.

David Joseph Taylor

Allison Simone Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID JOSEPH TAYLOR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of March, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALLISON SIMONE TAYLOR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of March, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

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

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

True Copy Certification

I, **Diane March,** do hereby make oath that I am a licensed attorney and/or the custodian 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 this the 14th day of March, 2023.

Affiant Signature
Date 03/14/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 14th day of March, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

