29B

WARRANTY DEED

Karen Johnson Davidson County
Batch# 984162 DEEDWARR
03/23/2023 12:06:17 PM 2 pgs
Fees: $13.00 Taxes: $3,515.00

20230323-0021136

W-BR-23-98

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/3/26

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC ANGELA Y. POSTON-WILLIAMSON COUNTY OF DAVIDSON

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)
Kenneth Leitz and Pauline Leitz	Highlands Residential Mtg	
(NAME)	(NAME)	
~~98 N 8th St~~ 1108 Secretariat Way	950 W. Bethany Dr, Ste 800	082-12-0H-003.00-CO
(ADDRESS)	(ADDRESS)	
~~Nashville, TN 37206~~ Chesapeake, VA 23322	Allen, TX 75013	
(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, **JOHN R. CORDARO AND FABINEEN J. CORDARO, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KENNETH LEITZ AND PAULINE LEITZ, HUSBAND AND WIFE,** 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 3, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 801 Main Street, a Horizontal Property Regime with Private Elements of record as Instrument No. 20150224-0015654 and Instrument No. 20161118-0122193; and being shown on Plat attached thereto as Exhibit "B", 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 John R. Cordaro, an unmarried man by Warranty Deed from 8th & Main I, Inc., a Tennessee Corporation of record in Instrument No. 20160830-0090875 Register's Office for Davidson County, Tennessee, dated August 24, 2016 and recorded on August 30, 2016.

Being the same property conveyed to John R. Cordaro and Fabineen J. Cordaro, husband and wife by Quitclaim Deed from John R. Cordaro, an unmarried man of record in Instrument No. 20180504-0042705 Register's Office for Davidson County, Tennessee, dated April 25, 2018 and recorded on May 04, 2018.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years,
- All matters shown on the Plan of record in Plat Book 57, Page 33 and Book 57, Page 50, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20150224-0015654 and Assignment of Assumption of Developer's Rights and Obligations in Instrument No. 20161118-0122193, Register's Office for Davidson County, Tennessee.
- Charter for Homes at 801 Main Street HOA, Inc., of record in Instrument Number 20150224-0015654 and Instrument No. 20150526-0048345, in the Register's Office for Davidson County, Tennessee.
- Articles of Organization limited liability company of record in Instrument Number 20230109-0001809, 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: **98 N 8th St, Nashville, Tennessee 37206**.

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 21st DAY OF MARCH, 2023.

John R. Cordaro

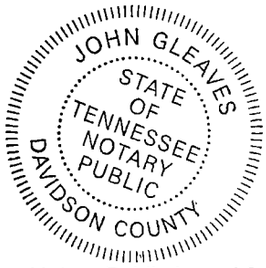
Fabineen J. Cordaro

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN R. CORDARO, 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 21st of March, 2023.

Notary Public
My Commission Expires: 11-3-25
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FABINEEN J. CORDARO, 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 21st of March, 2023.

Notary Public
My Commission Expires: 11-3-25
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212