Karen Johnson Davidson County
Batch# 988007 DEEDWARR
04/04/2023 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $2,257.00
20230404-0024290

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $610,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 05/23/2023
(AFFIX SEAL)

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

Y-BR-23-705

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)
Nicholas Schmidt and Lauren Beck	Same as	
(NAME)	(NAME)	**091-05-1C-009.00-CO**
705 Vernon Ave	New owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **KRISTEN CARDELLA, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NICHOLAS SCHMIDT, UNMARRIED, AND LAUREN BECK, UNMARRIED, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** 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(s) 9 of Building B, on the Plan of 2 Aves, as shown on Exhibit E to the Declaration of Covenants, Conditions and Restrictions for 2 Aves, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20180926-0095647, amended in Instrument No. 20190426-0038655, Instrument No. 20190709-0066829, Instrument No. 20200309-0026202, Instrument No. 20200604-0057612, Instrument No. 20200608-0058500 and Instrument No. 20210319-0036483 Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Kristen Cardella, an unmarried woman by Warranty deed from RSD Vernon and James, LLC, a Tennessee limited liability company of record in Instrument No. 20191114-0117427 Register's Office for Davidson County, Tennessee, dated November 13, 2019 and recorded on November 14, 2019.

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 8250, Page 191, 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 20180926-0095647, amended in Instrument No. 20190426-0038655, Instrument No. 20190709-0066829, Instrument No. 20200309-0026202, Instrument No. 20200604-0057612, Instrument No. 20200608-0058500 and Instrument No. 20210319-0036483, Register's Office for Davidson County, Tennessee.
- Charter of 2 Aves Homeowners Association, Inc of record in Instrument No. 20180731-0074701, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9971, Page 802, and Book 9781, Page 323, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 20060509-0053863, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20180424-0038656, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right-of-Way of record in Instrument No. 20180727-0073366, in the Register's Office for Davidson County, Tennessee.
- Grant of Utility Line Easement to the Metropolitan Government of Nashville and Electric Davidson County, Acting by and Through the Electric Power Board of record in Instrument No. 20190514-0045334, in the Register's Office for Davidson County, Tennessee.

• Grant of Utility Line Easement to the Metropolitan Government of Nashville and Electric Davidson County, Acting by and Through the Electric Power Board of record in Instrument No. 20190514-0045335, in the Register's Office for Davidson County, Tennessee.
• Quitclaim Deed of record in Instrument No. 20210422-0054220, 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: **705 Vernon Ave, Nashville, Tennessee 37209**.

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.

Kristen Cardella

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KRISTEN CARDELLA, 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:
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

PLEASE RETURN TO:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Elizabeth Yerger, 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 **March 21, 2023**.

Affiant Signature

April 3, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

3rd day of **April**, 20**23**.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

