Karen Johnson Davidson County
Batch# 989022 DEEDWARR
04/05/2023 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $2,700.63
20230405-0024963

Prepared by:
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Attorney at Law
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Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $729,900.00

Affiant

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Subscribed and sworn to before me this 29th day of March, 2023.

Notary Public
My commission expires: 8-20-2023

Address of New Owner:	Send Tax Bills to:	Tax Information
Riley E. McEvoy and Tiffany Adams 1813 A 5th Ave N Nashville, TN 37208	Wells Fargo Bank PO Box 51162 Los Angeles, CA 90051	081-08-2V-001-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Laura Elizabeth O'Steen, a single woman** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Riley E. McEvoy and Tiffany Adams, husband and wife,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit A, together with the appurtenant interest in the common elements of Salem on 5th Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20160128-0008408, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration, and being located upon Lot No. 472 on the Plan of North Nashville Real Estate Company's property as of record in Book 21 Page 105, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Laura Elizabeth O'Steen, a single woman by deed from William Scott Kreycik and Joan Marie Kreycik, husband and wife of record in Instrument No. 20201110-0132060, Register's Office for Davidson County, Tennessee, and dated November 9, 2020.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of Salem on 5th Townhomes of record in Instrument No. 20160128-0008408 Register's Office for Davidson County, Tennessee.

3. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20160128-0008408 and Instrument No. 20160830-0090613 in the official records of the Davidson County Register of Deeds.

4. Charter of Salem on 5th Townhomes HOA of record in Instrument No. 20161230-0137436 Register's Office for Davidson County, Tennessee.

5. Subject to the Master Deed, recorded as Instrument #20160128-0008408 in the official records of the Davidson County Register of Deeds.

This property is improved property known as 1813 A 5th Avenue North, Nashville, TN 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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 29th day of March, 2023.

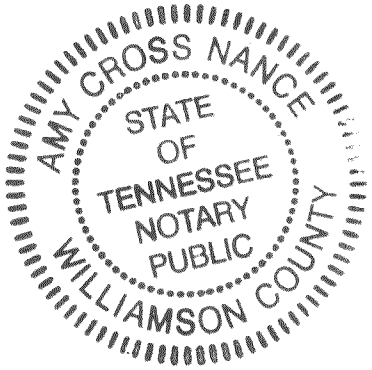
Laura Elizabeth O'Steen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29th day of March, 2023, before me personally appeared Laura Elizabeth O'Steen, 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 29th day of March, 2023.

Notary Signature
My commission expires: 2/7/27



True Copy Certification

I, **Pam Autry,** 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 29th day of March, 2023.

Affiant Signature
Date 03/29/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 29th day of March, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2025

