WARRANTY DEED

Karen Johnson Davidson County
Batch# 992243 **DEEDWARR**
04/14/2023 10 32 53 AM 2 pgs
Fees $13 00 Taxes $1,979 50

20230414-0027434

G-P-23-1010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF APRIL, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

Logan C.E. Bell
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023
CHEATHAM 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)
Keetha Kratzer	**SIRVA Mortgage, Inc.**	
(NAME)	(NAME)	
1010 16th Ave S #102	**6200 Oak Tree Boulevard, Suite 300**	**105-01-0B-102 00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	**Independence, OH 44131**	
(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, **KATHY KOLWYCK, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KEETHA KRATZER, A SINGLE WOMAN,** 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 No 102, as shown on the plan of Ten Ten On The Row, a Horizontal Property Regime, filed as Exhibit "B", to and established by the Master Deed of record in Instrument 20071023-0125441, as amended in Instrument 20090224-0015964, Instrument 20090507-0041965, Instrument 20090929-0090277 and in Instrument 20120905-0080264, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners Parking Space No 26 is assigned as a Limited Common Element for the exclusive use by the owner of Unit 102

Being the same property conveyed to Kathy Kolwyck, unmarried by Special Warranty deed from Haury and Smith Contractors, Inc, a Tennessee corporation of record in Instrument No 20140925-0088494 Register's Office for Davidson County, Tennessee, dated September 22, 2014 and recorded on September 25, 2014

This conveyance is subject to
- Taxes for the year 2023 and all subsequent years, a lien due and payable, but not delinquent
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 31, 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 20071023-0125441, amended in Instrument No 20090224-0015964, Instrument No 20090507-0041965, Instrument No 20090929-0090277, Instrument No 20120905-0080264 and Scrivener's Affidavit recorded in Instrument No 20141009-0093659, Register's Office for Davidson County, Tennessee
- Stormwater Detention Agreement of record in Instrument Number 20051230-0156625, 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 Number 20051230-0156628, in the Register's Office for Davidson County, Tennessee
- Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20090710-0064678, 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 **1010 16th Ave S #102, Nashville, Tennessee 37212**

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 12th DAY OF APRIL, 2023

Kathy Kolwyck

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHY KOLWYCK, 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 12th of April, 2023

Notary Public
My Commission Expires _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/02/2024
DAVIDSON COUNTY

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