WARRANTY DEED

Karen Johnson Davidson County
Batch# 995730 DEEDWARR
04/24/2023 03 17 05 PM 2 pgs
Fees $13 00 Taxes $2,756 50

20230424-0030132

G-VRES-23-200-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $745,000 00

Affiant

KAREN BOSWELL NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/26/2025 DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF April, 2023

Notary Public

MY COMMISSION EXPIRES 2/26/25

(AFFIX SEAL)

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)
Roy John Sotiros and Michelle Dawn Sotiros	new owner	
(NAME)	(NAME)	**104-02-3J-011.00-CO**
200 Burns Avenue Apt 1	470 Wiregrass Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Franklin, TN 37064	
(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, **VALERIE J. KLEIN, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROY JOHN SOTIROS AND MICHELLE DAWN SOTIROS, 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 No 11 on the Plan of West Park Village, shown as "Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No 20130815-0086141, Register's Office for said County, to which reference is hereby made for a more complete description

Being the same property conveyed to Valerie J Klien, unmarried woman by Warranty deed from Joshua N. Lawson, unmarried of record in Instrument No. 20160418-0037354 Register's Office for Davidson County, Tennessee, dated April 15, 2016 and recorded on April 18, 2016

This conveyance is subject to.

- Taxes for the year 2023 and subsequent years, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 421, Page (s) 82 and 83, 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 20130815-0086141 and First Amendment to Instrument No. 20160411-0034654, Register's Office for Davidson County, Tennessee
- Declaration of Restriction and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20130320-0027610, 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 **200 Burns Avenue Apt 1, Nashville, Tennessee 37203**

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 20th DAY OF APRIL, 2023.

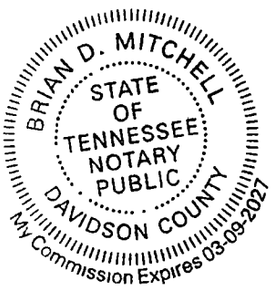
Valerie J. Klein

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VALERIE J. KLEIN, 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 20th of April, 2023

Notary Public
My Commission Expires: 03/09/2027
(SEAL)



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