Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-VRED-23-1603

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230444166

Karen Johnson Davidson County
Batch# 1003574 **DEEDWARR**
05/15/2023 04 00 19 PM 2 pgs
Fees $13 00 Taxes $2,294.00

20230515-0036308

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $620,000.00

Affiant

Subscribed and sworn to before me, this 12th day of May, 2023

Notary Public
My Commission Expires

Logan C. E. Bell
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023
CHEATHAM COUNTY

WARRANTY DEED

Address New Owner.	Send Tax Bills To.	Tax Information
John Quarles and Rusti Quarles 1603B 22nd Avenue Nashville TN 37208	New Owner	Tax Parcel ID No 081 15 0 060 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Carlyle Carroll, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Quarles and Rusti Quarles, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No B of Sixteen-Three TwentySecond Avenue North, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Sixteen-Three TwentySecond Avenue North, a Horizontal Property Regime, of record in Instrument Number 20220407-0040707, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Carlyle Carroll, an unmarried individual, by Warranty Deed from Or Nitzan, of record in Instrument No 20120807-0070040, in the Register's Office of Davidson County, Tennessee, dated June 29, 2012, and recorded on August 07, 2012.

Grantor warrants that he never lived in the subject property as a married person and therefore the subject property is not subject to any marital rights threin

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq

Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq

Note: The land has been assigned a new tax parcel number but is not yet being assessed under that number The new tax parcel number is: 081 15 0K 002 00 CO

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of S A. Champion's Subdivision, as recorded in Plat Book 161, Page(s) 132.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No 20220407-0040707

This is improved property located at 1603B 22nd Avenue Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of May, 2023

Carlyle Carroll

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Carlyle Carroll, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of May, 2023

Notary Public
My Commission Expires: _____

