Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-23-115

Karen Johnson Davidson County
Batch# 1019948 DEEDWARR
06/28/2023 09 52 36 AM 3 pgs
Fees $18 00 Taxes $1,209 90
20230628-0049196

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

CRT File No. 230644885

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $327,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of June, 2023.

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

Notary Public
My Commission Expires

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Gregory Cramblit and Adelita Parra Perez 113 Nashboro Greens Nashville TN 37217	New Owner	Tax Parcel ID No 35-11-0C-007.00 CO

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, **Kimberly Fletcher Aul, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gregory Cramblit and spouse, Adelita Parra Perez**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 7, as shown on the map entitled Horizontal Property Regime Private Element Plat Phase One Nashboro Village - Tract 18, of record in Plat Book 11700, page 48 and amending in Plat Book 9700, page 968 , Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to KIMBERLY L. FLETCHER N/K/A KIMBERLY FLETCHER AUL, by deed from WESTMINSTER HOMES OF TENNESSEE, INC., of record in Instrument No. 20010608-0060755 , dated May 30, 2001 , said Register's Office.

Kimberly L. Fletcher having since married and is now known as Kimberly Fletcher Aul.

Victor Aul joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 35-11-0C-007.00 CO.

Matters shown on the Plan of record in Plat Book 9700, page 968, amended in Book 11700, page 48, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements, By-Laws and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 4827, page 14, Book 11703, page 581, Instrument No. 20000627-0063887, Instrument No. 20001031-0108075, Instrument No. 20010322-0027767 and Instrument No. 20021211-0152723, said Register's Office

Sanitary Sewer Easement of record in Book 4860, page 73, said Register's Office.

Grant of Anchor Easement of record in Book 5563, page 5, said Register's Office.

Golf Cart Path Easement of record in Book 10110, page 854, said Register's Office.

Memorandum of Lease of record in Book 10690, page 327, said Register's Office.

This is improved property located at 113 Nashboro Greens Nashville TN 37217

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 26th day of June, 2023

Kimberly Fletcher Aul

Victor Aul

STATE OF _____)

COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kimberly Fletcher Aul and Victor Aul, 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 26th day of June, 2023

See Attached CAack

Notary Public

My Commission Expires: _____

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of California
County of SONOMA } ss

On 06-23-2023 before me, CLIVE K. PRASAD, NOTARY PUBLIC,
Name of Notary Public, Title

personally appeared KIMBERLY FLETCHER AUL
Name of Signer (1)

VICTOR AUL
Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal

Signature of Notary Public

CLIVE K PRASAD
COMM #2409534
Notary Public - California
Sonoma County
My Comm Expires July 28, 2026

Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of WARRANTY DEED,
containing 2 pages, and dated 6-23-23.

The signer(s) capacity or authority is/are as
- ☑ Individual(s)
- ☐ Attorney-in-fact
- ☐ Corporate Officer(s) _____ Title(s)
- ☐ Guardian/Conservator
- ☐ Partner - Limited/General
- ☐ Trustee(s)
- ☐ Other _____

representing _____ Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence
☑ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on
Page # _____ Entry # _____

Notary contact _____

Other
☐ Additional Signer ☐ Signer(s) Thumbprints(s)
☐ _____

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