THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230644979** Karen Johnson Davidson County Batch# 1028050 DEEDWARR 07/19/2023 11:22:30 AM 3 pgs Fees: $18.00 Taxes: $3,607.50 20230719-0055537	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $975,000.00. Affiant Subscribed and sworn to before me, this 11th day of July, 2023. Notary Public My Commission Expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

WARRANTY DEED

Address New Owner: Daniel Genkins and Elise Russo 414 17th Street North Nashville TN 37206	Send Tax Bills To: New Owner Property	Tax Information: Tax Parcel ID No. 083-10-0-046.01

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, **Katherine Chevigny and John L. Smith, Wife and Husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Daniel Genkins, an unmarried man and Elise Russo, an unmarried woman, as joint tenants with rights of survivorship**, ("Grantees"), its 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 Lot(s) 2 , as shown on the map entitled McEwen Place Re-Subdivision of Lots 210 - 211 - 212, of record in Plat Book 3500, page 37, 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 KATHERINE CHEVIGNY AND JOHN L. SMITH, WIFE AND HUSBAND, by deed from MARIA CRISTINA PACHECO AND JASON CHARLES CAMPBELL, WIFE AND HUSBAND, of record in Instrument No. 20161104-0116953 , dated October 31, 2016 , said Register's Office.

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. 083-10-0-046.01.

Matters shown on the Plan of record in Plat Book 3500, page 37, said Register's Office.

This is improved property located at 414 17th Street North Nashville TN 37206

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 11th day of July, 2023.

Katherine Chevigny by Sabrina Schulhauser

Katherine Chevigny by Sabrina Schulhauser, her Attorney-in-Fact Attorney in fact

John L Smith by Sabrina Schulhauser

John L. Smith by Sabrina Schulhauser, his Attorney-in-Fact Attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sabrina Schulhauser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Katherine Chevigny and John L. Smith and that she is authorized by Katherine Chevigny and John L. Smith to execute this instrument on their behalf.

Witness my hand, at office, this 11th day of July, 2023.

J Anderson

Notary Public

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-07-2026

My Commission Expires: _____

Certificate of Authenticity

I, Emily Manno, 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 **7/11/23**.

Date

Affiant Signature

7/11/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **11** day of **July**, 20**23**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026