Karen Johnson Davidson County
Batch# 1033954 DEEDWARR
08/03/2023 08:38:30 AM 4 pgs
Fees: $23.00 Taxes: $2,294.00
20230803-0059886

Warranty Deed

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

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 the 28th day of July, 2023.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Michelle Fuhs, Troy A. Fuhs, and Blaine Fuhs	~~New Owner(s)~~ CUI NEW REZ LLC	070-09-0L-001.00-CO
3219 B Curtis Street	1100 VIRGINIA DR, STE 125	
Nashville, TN 37218	FORT WASHINGTON, PA 19034	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHEREE ASHLEY AND RYAN ASHLEY, TRUSTEES OF THE ASHLEY FAMILY TRUST, DATED FEBRUARY 16, 2023**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHELLE FUHS AND TROY A. FUHS, WIFE AND HUSBAND, AND BLAINE FUHS, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A 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. 1 on the Plan of The Homes at Curtis Street, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20191003-0100880, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Jorge Leon by Warranty deed from ER Land Holdings, GP of record in Instrument No. 20190723-0072156 Register's Office for Davidson County, Tennessee, dated July 18, 2019 and recorded on July 23, 2019. (Value or consideration as shown in aforementioned deed $218,000.00.)

Being the same property conveyed to Cheree Ashley, an unmarried woman by Warranty deed from Jorge Leon, a single man of record in Instrument No. 20220310-0027446 Register's Office for Davidson County, Tennessee, dated March 1, 2022 and recorded on March 10, 2022 and Scrivener's Affidavit recorded on June 22, 2022 in Instrument No. 20220622-0071142

Being the same property conveyed to Cheree Ashley and Ryan Ashley, as Trustee of the Ashley Family Trust, dated February 16, 2023 by Trust Transfer Deed from Cheree Ashley, an unmarried woman of record in Instrument No. 20230313-0017732 Register's Office for Davidson County, Tennessee, dated February 16, 2023 and recorded on March 13, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3219 B Curtis Street, Nashville, TN 37218, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of July, 2023.

The Ashley Family Trust, dated February 16, 2023

By: _____
Cheree Ashley, Trustee

By: _____
Ryan Ashley, Trustee

STATE OF CALIFORNIA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Cheree Ashley and Ryan Ashley, Trustees of The Ashley Family Trust, dated February 16, 2023, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of July, 2023.

see attached certificate
Notary Public

My Commission Expires: _____

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 San Benito)

On 07/27/2023 before me, Jennifer Botto, Notary Public
(insert name and title of the officer)

personally appeared Cheree Ashley, Ryan Ashley,
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.

JENNIFER BOTTO
Notary Public - California
San Benito County
Commission # 2322883
My Comm. Expires Mar 1, 2024

Signature _____ **(Seal)**

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 August 2, 2023 (date of document).

Affiant Signature

August 2, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 2nd day of August, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023