Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-EV-23-1212-1103

Prepared By & ~~Return To~~:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-23-3272

Karen Johnson Davidson County
Batch# 1041958 DEEDWARR
08/23/2023 02 45 39 PM 4 pgs
Fees $23 00 Taxes $3,274 50

20230823-0066046

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $885,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of August, 2023

Notary Public

Commission Expires:

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Theodore Kuhlman and Carrie Kuhlman 6576 Sherbourne Ct Mason, OH 45040	NEW OWNER	093-09-0C-105.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Joseph Clinton Lordi and Catherine Goodman Lordi, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Theodore Kuhlman and Carrie Kuhlman, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT.

A certain condominium located in Davidson County, Tennessee, being Unit 1103 of Twelve Twelve, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Condominium Act of 2008 as the same is set out in Section 66-27-201, et seq. of the Tennessee Code Annotated, under the Declaration of Condominium establishing Twelve Twelve of record in Instrument Number 20140718-0063781, in the Register s Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the Bylaws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit F to said Declaration.

Being the same property conveyed to Carol Welborn Reisman, as to a 75% interest and as her sole and separate property and David Latham Reisman and Carol Welborn Reisman, as Co-Trustees of the Frances Elizabeth Reisman Trust dated December 14, 2006, as to a 25% interest by Warranty deed from Angelo Blackson Jr., an unmarried man of record in Instrument No. 20190424-0037561 Register's Office for Davidson County, Tennessee, dated April 17, 2019 and recorded on April 24, 2019 (Value of consideration shown in aforementioned deed $548,500.00.)

Being the same property conveyed to Joseph Clinton Lordi and Catherine Goodman Lordi, husband and wife by Warranty deed from Carol Welborn Reisman, as to a 75% interest and as her sole and separate property, and David Latham Reisman and Carol Welborn Reisman, as Co-Trustees of the Frances Elizabeth Reisman Trust, dated December 14,

2006, as to a 25% interest, of record in Instrument No. 20210915-0124162 Register's Office for Davidson County, Tennessee, dated September 9, 2021 and recorded on September 15, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record, (2) any and all applicable governmental and/or zoning regulations, (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1212 Laurel Street #1103, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, 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.

Dated this the 18th day of August, 2023.

Joseph Clinton Lordi

Joseph Clinton Lordi

STATE OF Virginia
COUNTY OF Hampton

On this 18th day of August, 2023, before me personally appeared Joseph Clinton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of August, 2023.

Dalarrian Featherston

Notary Signature
My commission expires: 03/31/2025

COMMONWEALTH OF VIRGINIA N ELECTRONIC NOTARY PUBLIC

Dalarrian Featherston

REGISTRATION NUMBER
7936299
COMMISSION EXPIRES
March 31, 2025

Notarized online using audio-video communication

Catherine Goodman Lordi

Catherine Goodman Lordi

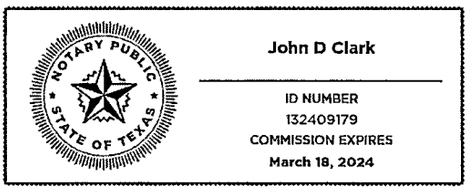
STATE OF Texas
COUNTY OF Tarrant

On this 18th day of August, 2023, before me personally appeared Catherine Goodman Lordi, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 18th day of August, 2023.

Notary Public, State of Texas

Notary Signature
My commission expires: 03/18/2024



Notarized online using audio-video communication

Tennessee Certification of Electronic Document

I, John Gleaves, 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 8/18/2023 (date of document).

Affiant Signature

8/18/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of August, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 7/2/24

NOTARY'S SEAL

