WARRANTY DEED

Karen Johnson Davidson County
Batch# 1051762 DEEDWARR
09/19/2023 01:02:53 PM 2 pgs
Fees: $13.00 Taxes: $2,664.00

20230919-0073604

G-CRE-23-1611A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $720,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Christopher A. Busa	**Guaranteed Rate Inc.**	
(NAME)	(NAME)	**072-15-2A-003.00-CO**
1611A Porter Avenue	**3940 N Ravenswood Ave.**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Chicago, IL 60613**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRANDON MIZE AND KELSEY MIZE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTOPHER A. BUSA, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit C, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions Establishing and Governing Porter Avenue Townhomes, a Planned Unit Development, of record as Instrument No. 20160226-0018402, and amended in Instrument No. 20200401-0034772, and being shown on Plat attached thereto as Exhibit "C", 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 the same property conveyed to Brandon Mize, an unmarried man and Kelsey Whitlow, an unmarried woman, as joint tenants with rights of survivorship, by Warranty deed from Barlow Builders, LLC, a Tennessee limited liability company, of record in Instrument No. 20180212-0013999, Register's Office for Davidson County, Tennessee, dated February 09, 2018 and recorded on February 12, 2018.

Brandon Mize and Kelsey Whitlow having since married. Kelsey Whitlow is now known as Kelsey Mize.

This conveyance is subject to:
- Taxes for the year 2023, and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 38, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan attached as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions Establishing and Governing Porter Avenue Townhomes, a Planned Unit Development, of record as Instrument No. 20160226-0018402, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions Establishing and Governing Porter Avenue Townhomes, a Planned Unit Development, with By-Laws and Charter of Porter Avenue Townhouse Corporation appended thereto, of record as Instrument No. 20160226-0018402, and amended in Instrument No. 20200401-0034772, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 4110, Page 770 and Book 5897, Page 894, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1611A Porter Avenue, Nashville, Tennessee 37206**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 15th DAY OF SEPTEMBER, 2023.

Brandon Mize by Attorney in Fact

Brandon Mize by Margaret Means,
Attorney in Fact

Kelsey Mize by Attorney in Fact

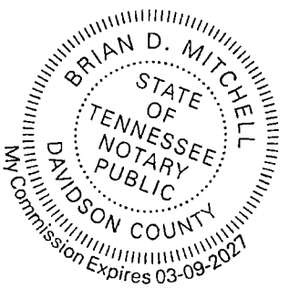
Kelsey Mize by Margaret Means,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of BRANDON MIZE AND KELSEY MIZE, and who acknowledged he/she/they executed the same as the free act and deed of the said BRANDON MIZE AND KELSEY MIZE.

Witness my hand and official seal, this the 15th of September, 2023.

Brian D. Mitchell
Notary Public
My Commission Expires: 03/09/2027
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212