# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1055912 DEEDWARR
09/29/2023 01:54:30 PM 3 pgs
Fees: $18.00 Taxes: $4,255.00
20230929-0076746

File #23-PA-1037-E

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF September, 2023.

Notary Public

MY COMMISSION EXPIRES: 4/23/2025 (AFFIX SEAL)

Crystal Johnson State of Tennessee Notary Public Sumner County

**THIS INSTRUMENT WAS PREPARED BY**
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Jay Kuhn and Tracy Kuhn** | **Guaranteed Rate, Inc** | |
| (NAME) | (NAME) | |
| **24 Shore Oaks Drive** | **1806 W. Cuyler Ave Suite 1W** | **081 16 2A 001.00** |
| (ADDRESS) | (ADDRESS) | |
| **Stony Brook, NY 11790** | **Chigago, 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, **CRAFTON PROPERTIES LLC, A GEORGIA LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAY KUHN AND TRACY KUHN, HUSBAND AND WIFE,** 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 1 of Scovel Row, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Scovel Row, a Horizontal Property Regime, of record in Instrument Number 20190919-0094897, in the Register's Office of Davidson County, Tennessee and with said Unit being depicted on Exhibit "A-1" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Crafton Properties, LLC, a Georgia limited liability company, by Warranty Deed from 1037 Scovel, LLC, a Delaware limited liability company, of record in Instrument No. 20210205-0016841 (as corrected in Instrument No. 20210506-0060927), in the Register's Office of Davidson County, Tennessee, dated February 03, 2021, and recorded on February 05, 2021.

This conveyance is subject to:
*County of Davidson taxes for the year 2024 and thereafter, a lien not yet due and payable

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of McGavock's Town, North Nashville, as recorded in Plat Book 21, Page(s) 23.

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20190919-0094897, as amended in Instrument No. 20191126-0122404.

*Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 9183, Page 130 and Book 11625, Page 280.

12. Covenants, Conditions and Restrictions as set forth in Stormwater Facilities and Systems recorded in

Instrument No. 20191202-0123827.

*Easement for Public Right of Way, recorded in Instrument No. 20190819-0082734 and Instrument No. 20190819-0082735.

*Memorandum of Development Agreement as set forth in instrument recorded in Book 11348, Page 187.

*Final Certificate from Metro of Approvals recorded in Book 11374, Page 954.

*Conveyance to Metro for Ordinance 93-773 recorded in Book 11348, Page 179.

*Notice of Completion filed of record at Instrument No. 20201202-0140006.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1037 E Scovel Street, Nashville, TN 37208**.

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 21st day of September, 2023.

Crafton Properties LLC, a Georgia Limited Liability Company

By: _____ Manager
Tyler Crafton, Manager

By: _____ member
Tracy Crafton, Member

STATE OF GA
COUNTY OF Cherokee

Before me, Bruce L. Ashman of the state and county mentioned, personally appeared Tyler Crafton, Manager of Crafton Properties LLC and Tracy Crafton, Member of Crafton Properties LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Manager and Member of Crafton Properties LLC, the within named bargainor, a Limited Liability Company, and that such Tyler Crafton, Manager of Crafton Properties LLC and Tracy Crafton, Member of Crafton Properties LLC as such Manager and Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Manager and Member.

Witness my hand and seal, at office in Canton, GA this 21st day of September, 2023.

_____
Notary Signature

Printed Name: Bruce L. Ashman

My commission expires: 5-19-2026

Bruce L Ashman
NOTARY PUBLIC
Cherokee County, GEORGIA
My Commission Expires 05/19/2026

**RETURN TO:**
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

**Tennessee Certification of Electronic Document**

I, Gregory Vadner, 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 9/21/2023 (date of document).

Affiant Signature

9/29/2023
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 29 day of Sept., 2023.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee
Notary Public
Sumner County

202309290076746