Karen Johnson Davidson County
Batch# 1060001 DEEDWARR
10/12/2023 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $2,963.33
20231012-0080002

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,900.00.

Mandelyn Monchick
Affiant

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF October, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

File #23-TC-1712B-P

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)
Mandelyn Monchick	**Studio Bank**	
(NAME)	(NAME)	
2020 Beech Avenue, C18	**124 12th Avenue South, Ste 400**	**105 11 1A 002.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	**Nashville, TN 37203**	
(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, **CARELLE WOERZ, AN UNMARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MANDELYN MONCHICK, AN UNMARRIED PERSON** 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 B, Townhomes at 1712 Neal Terrace, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for Townhomes at 1712 Neal Terrace, of record in Instrument No. 20160810-0083186, and being shown on Plat attached thereto as Exhibit "B", 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 Carelle Woerz, Unmarried, by Warranty Deed from Jeffrey D. Nelson and Karita Cesar, Both Unmarried, of record in Instrument No. 20190826-0085266, in the Register's Office of Davidson County, Tennessee, dated August 23, 2019 and recorded on August 26, 2019.

This conveyance is subject to:
*Taxes for the year 2024 and subsequent years.
*Plat of Plan of a Subdivision of Part of the Sophia M. Neal Property on Wedge Avenue, as recorded in Plat Book 1130, Page(s) 4, said Register's Office.
*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160810-0083186, said Register's Office.
*Easement for Ingress, Egress and Shared Driveway, recorded in Instrument No. 20170929-0099979, said Register's Office.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1712 B Neal Terrace, Nashville, TN 37203**.

Witness my/our hand(s) this the 10th day of October, 2023.

Carelle Woerz by Edwin Benson, Attorney in Fact

Carelle Woerz by Edwin Benson, 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, Edwin Benson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Carelle Woerz, and who acknowledged he/she/they executed the same as the free act and deed of the said Carelle Woerz.

Witness my hand, at office, this 10th day of October, 2023.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

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

True Copy Certification

I, **Tammy Carney,** 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 this the 10 day of October, 2023.

Affiant Signature

Date 10/10/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 10 day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027