WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

LAUREN REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-20-2025

Karen Johnson Davidson County
Batch# 1063980 DEEDWARR
10/23/2023 01 44 07 PM 2 pgs
Fees $13 00 Taxes $1,776 00

20231023-0082881

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Stewart Title - Homeland Division,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No ST23-090762

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Tomn'amany, LLC	Tomn'amany, LLC	
(NAME) 1110 Ridgeway Dr	(NAME) 1110 Ridgeway Dr	104-09-0H-010 00
(ADDRESS) Franklin, TN 37067	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS ($480,000 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, KYLER ANN PASTORIUS, A MARRIED WOMAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TOMN'AMANY, LLC, 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

Land in Davidson County, Tennessee, being Unit No 204, together with the appurtenant interest in the common elements of the Richland House Condominiums, a horizontal property regime established by Master Deed, of record in Book 7380, Page 470, and amended in Book 11545, Page 870, Instrument No 20000331-0032315, Instrument No 20000403-0032872, and further amended in Instrument No 20010614-0062797, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description

Being the same property conveyed to Kyler Ann Willhite, an unmarried woman by Warranty Deed from April Kirchen, unmarried, dated 08/20/2018, of record in Instrument No 20180821-0082882, Register's Office for Davidson County, Tennessee

Deed of Correction conveying said property from April Kirchen, unmarried to Kyler Ann Pastorius (f/k/a Kyler Ann Willhite) filed simultaneously herewith in Instrument No 20231023-0082880, Register's Office for Davidson County, Tennessee

The said Kyler Ann Willhite being one and the same, and now known, as Kyler Ann Pastorius

Spouse of Grantor has never occupied the said property as thier primary residence

THIS CONVEYANCE IS MADE SUBJECT TO (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable

unimproved ☐
This is improved ☒ property, known as 3626 West End Avenue, Unit 204, Nashville, TN 37205
(House No) (Street) (P O Address) (City or Town) (Postal Zip)

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 do 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

Witness my/our hand(s) this the 19th day of October, 2023

Kyler Ann Pastorius

Kyler Ann Pastorius

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Kyler Ann Pastorius, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 19th day of October, 2023

Jon Perry

Notary Public

My Commission Expires 9-21-27

(SEAL)

JON PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON