WARRANTY DEED

Karen Johnson Davidson County
Batch # 1126608 DEEDWARR
04/24/2024 10:01:12 AM 2 pgs
Fees: $13.00 Taxes: $2,959.63

20240424-0029494

File No.: RES-24-5300

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $799,900.00.

Caitlyn Evan Leonard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 day of April, 2024.

Penny K Wosar
Notary Public

MY COMMISSION EXPIRES: 12-3-26 (AFFIX SEAL)

PENNY K WOSAR
Official Seal
Notary Public - State of Illinois
My Commission Expires Dec 3, 2026

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Evan Leonard and Caitlyn Kelly	Pinnacle Bank	091 11 3A 002.00 CO
(NAME) 5300 Georgia Ave	(NAME) 150 3rd Ave S. Suite 1000	
Nashville, TN 37209	Nashville, TN 37201	
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **CHRISTOPHER C. TABSCOTT A MARRIED MAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **EVAN LEONARD, AND CAITLYN KELLY, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs 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 B, established pursuant to the Declaration of Covenants, Conditions and Restrictions for Homes at 5300 GEORGIA AVENUE, a Horizontal Property Regime, of record in Instrument No. 20211018-0139367, in the Register's Office of Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Christopher C. Tabscott from John Carlson and wife, Stephanie Carlson, by Warranty Deed dated June 16, 2021, recorded June 18, 2021, in Instrument No. 20210618-0082735, in the Register's Office of Davidson County, Tennessee.

Subject property is not the primary or marital residence of Grantor(s), their respective spouse(s) and/or dependent(s) as defined by statute.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is improved property, known as 5300 Georgia Avenue, Nashville, TN 37209
(House Number) (Street) (City or Town) (State) (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 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 10th day of April, 2024.

Christopher C. Tabscott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of April, 2024, before me personally appeared Christopher C. Tabscott, 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 10th day of April, 2024.

Notary Signature
My commission expires: 10/31/27

TIFFANY WHITTLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 10/31/2027

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-BHHS-24-5300