G#37210-8

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1129052 DEEDWARR
04/30/2024 02:20:14 PM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20240430-0031472

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$650,000.00.**

Affiant

Subscribed and sworn to before me, this the 26th day of April, 2024.

Notary Public

My commission expires: _____
(AFFIX SEAL)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: X-CRE-24-6011A

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Sarah Thomas	Same as New Owner	**Map 091-02-3-C Parcel 002.00 CO**
6011A California Avenue		
Nashville, Tennessee 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Sarah E. Dirkmaat, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sarah Thomas, single woman

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 A, as shown on the plan entitled Declaration of Covenants, Conditions and Restrictions for 6011 California Avenue Townhomes, A Horizontal Property Regime with Private Elements, of record in Instrument No. 20150507-0041740, as amended in Instrument No. 20150514-0044272, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sarah E. Dirkmatt, a single woman, by Deed dated March 31, 2016 from Freedom Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20160404-0031629, Register's Office for Davidson County, Tennessee. Affidavit of Scrivener's Error of record in Instrument No. 20160415-0036202, said Register's Office. Quitclaim Deed from Sarah E. Dirkmaat, a single woman, to Sarah E. Dirkmaat, a single woman, by Quitclaim Deed dated September 2, 2016, of record in Instrument No. 20160906-0093476, said Register's Office. Sarah E. Dirkmatt is one and the same as Sarah E. Dirkmaat.

Hannah Dirkmaat, spouse of the above named Sarah E. Dirkmaat, joins in this conveyance for the purpose of releasing any and all rights he/she may have in and to the above described property, including any marital rights and homestead exemption.

Conveyance of the above-described property is subject to the following: 1) The Plan of record as set out on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions as shown in Instrument No. 20160523-0050963, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) All matters as appearing of record in Book 161, Page 75, said Register's Office. 3) Declaration of Covenants, Conditions, Restrictions, By-Laws and Attorney's Certificate of 6011 California Avenue Townhomes, of record in Instrument No. 20150507-0041740, amended in Instrument No. 20150514-0044272, Register's Office for Davidson County, Tennessee. Further amended in Instrument No. 20160523-0050963, said Register's Office. 4) Charter of 6011 California Avenue Townhomes Corporation, of record in Instrument No. 20160404-0031628, Register's Office for Davidson County, Tennessee. 5) Taxes for the current year prorated and assumed by the Grantee.

This is improved property, known as: **6011A California Avenue, Nashville, Tennessee 37209.**

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 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 24 day of **April, 2024.**

Sarah E Dirkmaat
Sarah E. Dirkmaat

Hannah Dirkmaat
Hannah Dirkmaat

STATE OF Colorado)
COUNTY OF Boulder)

Personally appeared before me, a Notary Public of said County and State, **Sarah E. Dirkmaat and Hannah Dirkmaat,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Boulder (city) Co (state), this 24 day of **April, 2024.**

Melissa A Dusenberry
Notary Public

My Commission Expires: 04/13/2028

Melissa A Dusenberry
Notary Public- State of Colorado
Notary ID 20204013567
My Commission Expires Apr 13, 2028