Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson
Batch # 1132898
05/09/2024 12:14:40 PM
Fees: $13.00 Taxes: $1,961.00

Davidson County
DEEDWARR
2 pgs

39-B
1-1094

20240509-0034249

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kara Marie Grinstead Doerfler fka Kara Marie Grinstead, a married woman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Cosimo Nicola Tauraso, an unmarried man, and Emily Grace McCreight, an unmarried woman, as Tenants in Common with the Right of Survivorship**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of D. M. Mincy's Addition to Flat Rock Subdivision of record in Palt Book 547, page 24, in the 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 Kara Marie Grinstead by deed from Stephen R. Lorance and wife, Rachel Lorance, dated July 19, 2019, of record in Instrument No. 20190719-0071103, Register's Office for Davidson County, Tennessee. Karie Marie Grinstead is now known as Kara Marie Grinstead Doerfler and she is married to Eric Doerfler, who joins in this conveyance to convey any and all marital interest in subject property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 308 Wheeler Avenue, Nashville, TN 37211.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Cosimo Nicola Tauraso
Emily Grace McCreight
308 Wheeler Avenue
Nashville, TN 37211

RESPONSIBLE FOR TAX PAYMENT
Legacy Home Loans d/b/a
Steadfast Mortgage
2 Cadillac Drive
Brentwood, TN 37027

TAX MAP-PARCEL #:
133-06-0-067.00

WITNESS THE EXECUTION HEREOF this 3rd day of May, 2024.

Kara Marie Grinstead Doerfler

Kara Marie Grinstead Doerfler

Eric Doerfler

State of Tennessee)
County of Davidson)

On this 3rd day of May, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Kara Marie Grinstead Doerfler and Eric Doerfler, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and ~~who~~ executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 530,000.00.**

Affiant

Sworn and subscribed before me on this the 6th day of May, 2024.

Stephanie Woodall

Notary Public

My Commission Expires: _____

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-P-24-308