WARRANTY DEED

Karen Johnson Davidson County
Batch# 1135508 DEEDWARR
05/15/2024 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $2,460.50
20240515-0036118

File #24-PA-1022B-P

(SEAL)

DANA MICHELLE WARSOP
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $665,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF May, 2024.

Notary Public
MY COMMISSION EXPIRES: 3/2/2025

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

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)
Cara Gilevich	**New Owner**	
(NAME) 1022B Cahal Ave	(NAME)	**072 13 2C 002.00**
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(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,

KELLY ANNE PEDRAZA, AN UNMARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

CARA NICOLE GILEVICH, UNMARRIED WOMAN,

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:

Being a certain private element unit situated in Davidson County, Tennessee, being Unit B, together with the appurtenant common elements, of 1022 CAHAL AVENUE TOWNHOMES, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for 1022 CAHAL AVENUE TOWNHOMES, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180605-0053891, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being also depicted on the site plan of 1022 CAHAL AVENUE HOMES, attached as "Exhibit B" to said Declaration. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1022 CAHAL AVENUE TOWNHOMES provided in said Declaration, together with the By-Laws appended thereto, the site plan attached as exhibit to said Declaration, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Kelly Anne Pedraza and Faustino Quiroga Pedraza, Jr., Wife and Husband, by Warranty Deed from Anthony Crawford and Windsor Crawford, Husband and Wife, of record in Instrument No. 20211108-0148998, in the Register's Office of Davidson County, Tennessee, dated November 04, 2021, and recorded on November 08, 2021. The said Faustino Quiroga Pedraza, Jr. died on July 26, 2023, leaving Kelly Anne Pedraza as surviving tenant by the entirety.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TREVECCA SUBDIVISION OF RENRAW, as recorded in Plat Book 421, Page(s) 72-73.

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180605-0053891.

*Copies of the supporting documents have been hyperlinked for your convenience: SP-Abstract
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 1022 B Cahal Avenue, Nashville, TN 37206.

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(S), 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 the 9th day of May, 2024.

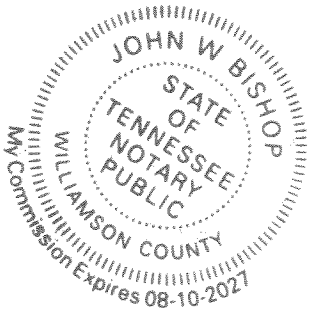
Kelly Anne Pedraza

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of May, 2024, before me personally appeared Kelly Anne Pedraza, 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 9th day of May, 2024.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Tonya Loftin, 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 execute and authenticated according to law on May 9, 2024.

Date

Tonya Loftin

Affiant Signature

May 15, 2024

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 15th day of May, 2024.

Amanda Maynor

Notary Signature

AMANDA MAYNOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

My Commission Expires: _____

Date