This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22583-AP

Karen Johnson Davidson County
Batch# 1141618 DEEDWARR
06/03/2024 01:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20240603-0041187

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $295,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of May, 2024.

Notary Public
My Commission Expires: 5.9.2026

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Nicholas Ashker Eugenia Sosa Barboza 1239 4th Ave S Nashville, TN 37210	NEW OWNERS	105-03-0R-035-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Katherine McWilliams N/K/A/ Katherine McWilliams-Kline, a married woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Nicholas Ashker and Eugenia Sosa Barboza, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain condominium apartment situated within Davidson County, Tennessee, and being known as Unit 1239, Building A, together with the appurtenant common elements of Woodstock Condominiums, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration establishing Woodstock Condominiums, of record in Instrument No. 20190204-0010414; as amended in Instrument No. 20190430-0039868, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Declaration, as amended. Reference is hereby made to the site plan of Woodstock Condominiums attached as exhibit to said Declaration, as amended; and the Original Plat of record in Book 6050, page 583, said Register's Office; for a more complete identification and placement of such Unit.

Being the same property conveyed to Katherine McWilliams, a single woman by Warranty Deed from Woodstock Holdings, LLC, a Tennessee limited liability company, dated August 30, 2019, recorded August 4, 2019, of record in Instrument No. 20190904-0088994, Register's Office for Davidson County, Tennessee.

Ben Kline joins in the conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

This is improved property located at: **1239 4th Avenue South, Nashville, TN 37210**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of May, 2024.

GRANTOR:

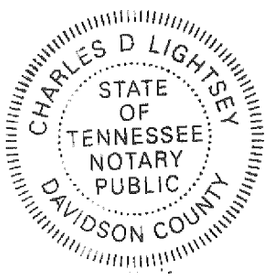
Katherine McWilliams-Kline

Ben Kline

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Katherine McWilliams-Kline and Ben Kline, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31st day of May, 2024.



Notary Public
My Commission expires: 5/3/26

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 executed and authenticated according to law on May 31, 2024 (date of document)

Regina Sullo

Affiant Signature

June 3, 2024

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 3rd day of June, 2024

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

