(2)

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22580-AP

Karen Johnson Davidson County
Batch # 1143288 DEEDWARR
06/05/2024 09:28:36 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50
20240605-0041934

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $335,000.00.

Casey Brewington
Affiant

Subscribed and sworn to before me, this the 4th day of June, 2024.

Notary Public
My Commission Expires: _____

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 27, 2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Casey M. Cuayo Amber M. Cuayo 311 Plantation Court Nashville, TN 37221	New Owner	142-05-0A-066-00

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, **Ariella Fleet and Jordan Jurinsky, wife and husband,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Casey M. Cuayo and Amber M. Cuayo, 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:

Land in Davidson County, Tennessee, being Unit No. K-6, together with the Carport No. K-6-C, in River Plantation, Section 2, a Horizontal Property Regime, as shown on the Plat of record in Book 4460, Page (s) 136 and 137, Register's Office for said County, established by Master Deed of record in Book 4661, Page 334, Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ariella Fleet and Jordan Jurinsky, wife and husband by Warranty Deed from Kyle Majnaric, unmarried, dated February 26, 2021, recorded March 10, 2021, of record in Instrument No. 20210310-0031422, Register's Office for Davidson County, Tennessee.

This Instrument executed on behalf of Ariella Fleet ("Principal") by Jordan Jurinsky pursuant to the Power of Attorney of record in Instrument Number 20240605-0041933, Register's Office for Davidson County, Tennessee.

This is improved property located at: **311 Plantation Court, Nashville, TN 37221**

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 4th day of June, 2024

GRANTOR:

Ariella Fleet by Jordan Jurinsky as attorney-in-fact
Ariella Fleet by Jordan Jurinsky as Attorney-in-Fact

Jordan Jurinsky

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jordan Jurinsky the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Ariella Fleet ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 4th day of June, 2024.

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-21-26

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jordan Jurinsky, 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 he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of June, 2024.

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-21-26