Karen Johnson Davidson County
Batch# 1143705 DEEDWARR
06/05/2024 12:30:30 PM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20240605-0042080

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,100,000.00

Affiant

Subscribed and sworn to before me, this 29 day of MAY, 2024.

Notary Public
My Commission Expires: 11/2/2026

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Karen Abdo and Kenneth Abdo 1401 Sigler Street Nashville, TN 37203	New Owner	Tax Parcel ID No. 093 13 0H 001.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSHUA ERIC JOSEPH AND TARA BETH JOSEPH, HUSBAND AND WIFE,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **KAREN ABDO AND KENNETH ABDO, WIFE AND HUSBAND,** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 1, Sigler Townhomes, as shown on plat of record attached as Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions for Sigler Townhomes, a Horizontal Property Regime with Private Elements recorded in Instrument No. 20081113-0112201, as corrected by Affidavit of Scrivener' s Error recorded in Instrument No. 20081230-0123719, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Joshua Eric Joseph and Tara Beth Joseph, husband and wife by Deed dated April 16, 2019 from Tolbert Wolcott Legg, unmarried and Jennifer Jacobs, unmarried and Andrew S. Jacobs, married, recorded April 17, 2019, in Instrument Number 201904170035219, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **1401 Sigler Street Nashville, TN 37203**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 24th day of May, 2024.

JOSHUA ERIC JOSEPH

TARA BETH JOSEPH

STATE OF TN)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOSHUA ERIC JOSEPH AND TARA BETH JOSEPH**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 29th day of May 2024.

KATELIN M. FORD
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2026
DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/3/26

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 5/29/2024 (date of document).

Affiant Signature

5/29/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29 day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

