WARRANTY DEED

Karen Johnson Davidson County
Batch# 1154325 DEEDWARR
07/08/2024 09:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,738.63
20240708-0050649

BS-RR-24-416B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $469,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

TORI COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mitchell Berger and Hannah Elizabeth Collins	**Primis Mortgage Company**	
(NAME)	(NAME)	**119-13-0J-002.00-CO**
416 B McIver Street	**5535 Currituck Drive, Suite 120**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Wilmington, NC, 28403**	
(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, **MARCELO LEMUS, MARRIED, AND PAUL SIMIYU, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MITCHELL BERGER, AN UNMARRIED MAN, AND HANNAH ELIZABETH COLLINS, AN UNMARRIED WOMAN, AS JOINT TENANTS,** 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:

Land in Davidson County, Tennessee, being Unit No. 416-B on the Plan of FOURSIXTEEN MCIVER STREET, A Horizontal Property Regime With Private Elements, established by and of record in Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20231009-0079197, 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 a portion of the same property conveyed to Marcelo Lemus by Warranty Deed from Felix G. Condarco of record in Instrument No. 20220309-0027141, in the Register's Office for Davidson County, Tennessee, dated February 28, 2022 and recorded on March 09, 2022.

Being the same property conveyed to Marcelo Lemus and Paul Simiyu by Quitclaim Deed from Marcelo Lemus of record in Instrument No. 20231009-0079198, in the Register's Office for Davidson County, Tennessee, dated October 05. 2023 and recorded on October 09. 2023.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20231009-0079197, Register's Office for Davidson County, Tennessee
- Charter of Foursixteen McIver Street Homeowner's Association of record at Instrument No. 20231023-0082940, in the aforesaid Register's Office.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 75, Register's Office for Davidson County, Tennessee. (base area Lot 15 plat)
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **416 B McIver Street, Nashville, Tennessee 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(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 3rd DAY OF JULY, 2024.

Marcelo Lemus

Paul Simiyu

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARCELO LEMUS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of July, 2024.

Notary Public
My Commission Expires:
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL SIMIYU, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of July, 2024.

Notary Public
My Commission Expires:
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **July 3, 2024**.

Affiant Signature

07/05/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **July 5, 2024**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY