WARRANTY DEED

Karen Johnson
Batch # 1156610
07/11/2024 11:43:05 AM
Fees: $13.00 Taxes: $1,476.30

Davidson County
DEEDWARR
2 pgs

20240711-0052034

LINDSAY B FATTAT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

G-KW-24-1823

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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)
Colin Tracy	**Churchill Mortgage Corporation**	
(NAME)	(NAME)	**081 07 0S 001.00**
1823 A 16th Ave N	**1749 Mallory Lane**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Brentwood, TN 37027**	
(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, **RICHARD CAROZZA AND STEPHANIE CAROZZA, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **COLIN TRACY, AN UNMARRIED MAN,** 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:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit A on the Plan of 1823 16th Avenue North Townhomes, a Horizontal Property Regime with Private Elements, attached as Exhibit "B" to the Declaration Establishing a Horizontal Property Regime for 1823 16th Avenue North Townhomes as of record in Instrument 20160520-0050730. Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Stephanie Lynne Carozza and Richard Bohling Carozza, married by Warranty Deed from Kenneth Greenberg and wife, Ashley Greenberg of record as Instrument No. 20200424-0043412 in the Register's Office for Davidson County, Tennessee, dated April 20, 2020 and recorded on April 24, 2020.
Said deed contained an error in the legal description. The plan name was erroneously typed 1623 16th Avenue North Townhomes. The correct name should be 1823 16th Avenue North Townhomes.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Covenants, conditions, restrictions and easements contained in Declaration Establishing a Horizontal Property Regime for 1823 16th Avenue NorthTownhomes dated May 9, 2016, recorded May 20, 2016 as (instrument) 20160520-0050730.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1823 A 16th Ave N , Nashville, Tennessee 37208**.

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 8th DAY OF JULY, 2024.

Richard Carozza

Stephanie Carozza

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD CAROZZA, 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 8th of July, 2024.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHANIE CAROZZA, 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 8th of July, 2024.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

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