Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240648138

Karen Johnson Davidson County
Batch # 1159076 **DEEDWARR**
07/17/2024 10:24:40 AM 2 pgs
Fees: $13.00 Taxes: $3,163.50
20240717-0053757

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $815,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of July, 2024.

Notary Public
My Commission Expires:

CARLIE VAN HUIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Timothy Roberson and Michelle Roberson 1013 Caruthers Avenue Nashville TN 37204	New Owner	Tax Parcel ID No. 118 01 0H 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Katherine A. Podraza Living Trust, as amended and restated October 8, 2019** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Timothy Roberson and Michelle Roberson, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of THE CORNERSTONE AT CARUTHERS, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing THE CORNERSTONE AT CARUTHERS, a Horizontal Property Regime, of record in Instrument No. 20070521-0060485, as amended in Instrument No. 20080424-0042110 and Instrument No. 201701230-0007359, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Katherine A. Podraza Living Trust, as amended and restated October 8, 2019, together with any further amendments made thereto, by Warranty Deed from Penny McIntyre-Crain, an unmarried woman, of record in Instrument No. 20210520-0068706, in the Register's Office of Davidson County, Tennessee, dated May 19, 2021 and recorded on May 20, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MONTROSE PLACE, as recorded in Plat Book 57, Page 93.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20070521-0060485, as amended in Instrument No. 20080424-0042110 and Instrument No. 201701230-0007359.

This is improved property located at 1013 Caruthers Avenue Nashville TN 37204

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 15th day of July, 2024.

Katherine A. Podraza Living Trust

BY: _____
Katherine A. Podraza, Co-Trustee

BY: _____
Brian C. Podraza, Co-Trustee

STATE OF Nebraska
COUNTY OF Douglas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Katherine A. Podraza and Brian C. Podraza with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Co-Trustees of the Katherine A. Podraza Living Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 15th day of July, 2024.

General Notary - State of Nebraska
SELBERT T. FOSTER
My Comm. Exp. Dec. 29, 2024

_____
Notary Public