WARRANTY DEED

Karen Johnson
Batch # 1161339
07/24/2024 02:24:10 PM
Fees: $13.00 Taxes: $2,180.41

Davidson County
DEEDWARR
2 pgs

20240724-0055965

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

G-TG-24-916-C

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $589,300.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th 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)
Nathaniel Albert Freeman	**United Home Loans, Inc.**	
(NAME)	(NAME)	**092 05 0 217.00**
916 32nd Ave N #C	**1023 Burlington Ave**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Western Springs, IL 60558**	
(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, **KEVIN THOMAS, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NATHANIEL ALBERT FREEMAN, 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:

Certain real property situate in the 21st Councilmanic District of Davidson County, Tennessee, and described as follows:

Tract 1: Being Lot No. 17, Block 28, on the Plan of Fisk University Place, of record in Plat Book 421, Pages 4 and 5, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin new in the east right-of-way of 32nd Avenue North and being the NW corner of the Terry Reese Property of record in Book 10081, page 555 and Lot 16 on said plat and being the SW corner of the subject lot; thence with said right-of-way, N 10°29'22"W 24.85 feet to a point and the common lot line between Lots 17 & 18; thence N 79°39'22"E 150.00 feet to a point in the west right-of-way of Alley No. 1180 (20' Row) and common corner of Lots 17 &18: thence with said Alley S 10°29'22"E 24.85 feet to an iron pin new and corner with Lot 16 said Reese property; thence with Reese's north line S 79°39'22"W 150.00 to the point of beginning and containing 3,727.50 square feet, or 0.09 acres, more or less.

Being a portion of the same property conveyed to Kevin Thomas by Quit Claim Deed from 916B 32nd Ave N- Nashville LLC, a Texas limited liability company of record as Instrument No. 20211207-0162178 in the Register's Office for Davidson County, Tennessee, dated November 29, 2021 and recorded on December 7, 2021.

The above referenced property was investment property and has never been the principal marital residence for the Grantor.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, building setback lines, charges, assessments and liens, if any, and other matters as set forth in the Plat Map of record in Plat Book 421 Page 4 in the Register's Office for Davidson County, Tennessee.
- Terms, conditions, provisions, restrictions and easements contained in Instrument No. 20220922-0105389, in the Register's Office for Davidson County, Tennessee.
- Terms, conditions, provisions, restrictions and easements contained in Instrument No. 20220511-0053729, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for SCMs For Regulated Residential Infill as set forth in Instrument No. 20240716-0053550 and Instrument No. 20240716-0053552, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **916 32nd Ave N #C , Nashville, Tennessee 37209**.

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 19th DAY OF JULY, 2024.

Kevin Thomas

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEVIN THOMAS, 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 19th of July, 2024.

Notary Public
My Commission Expires: 07/19/2024
(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