Karen Johnson Davidson County
Batch# 1168241 DEEDWARR
08/13/2024 08:01:30 AM 3 pgs
Fees: $18.00 Taxes: $2,349.50
20240813-0060853

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $635,000.00

Kennie Barker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of August, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CORTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

File No. AP-24-7170

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kevin Matthew Decker	New Owner	
(NAME)	(NAME)	
200A Oceola Avenue		103-02-0K-007-00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Joseph Payne Carden and Cecilia Catherine Carden, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kevin Matthew Decker, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit 7, as established in Declaration of Covenants, Conditions and Restrictions for Catalyst Nashville, a Horizontal Property Regime with Private Elements of record at Instrument No. 20150113-0003593, amended in Instrument No. 20160921-0099727 and Instrument No. 20161031-0115049 in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "C" to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Joseph Payne Carden, a single man by Warranty Deed from Opendoor Property Acquisition, LLC, a Delaware Limited Liability Company of record in Instrument No. 20190219-0015092 Register's Office for Davidson County, Tennessee, dated February 18, 2019 and recorded on February 19, 2019.

This is property more commonly known as 200A Oceola Avenue, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 8th day of August, 2024.

Joseph Payne Carden

Cecilia Catherine Carden

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON (4H)

On this 8th day of August, 2024, before me personally appeared Joseph Payne Carden and Cecilia Catherine Carden, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of August, 2024.

Notary Signature
My commission expires:

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

Tennessee Certification of Electronic Document

I, Cortney Jacks, 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 8/8/24 (date of document).

Affiant Signature

8/8/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8 day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 1/26/28

NOTARY'S SEAL

