RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

WARRANTY DEED

Karen Johnson
Batch # 1175247
08/29/2024 10:16:09 AM
Fees: $13.00 Taxes: $1,165.50

Davidson County
DEEDWARR
2 pgs

20240829-0066410

E. KIRKHAM GORE III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES: 4/12/27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Maria Rea and Pedro De La Torre	New Owner	092160C20800
(NAME)	(NAME)	
2011 Ivy Crest Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Kelly Frates, married and Kaci Frates, unmarried**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Maria Rea and Pedro De La Torre, wife and husband**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 208 together with parking space No. 31 of 807 EIGHTEENTH AVENUE Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "E" to the Master Deed of record in Instrument No. 20041214-0148798 amended in Instrument No. 20041216-0149823, Instrument No. 20050504-0050222 re-recorded in Instrument No. 20060109-0003220 and further amended in Instrument No. 20051123-0142078 and Instrument No. 20070509-0055940, Register's Office for said county, to which source reference is hereby made for more complete details of description, together with the said apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Kelly Frates, married and Kaci Frates, unmarried, as tenants in common with right of survivorship, by Warranty Deed from Laurie J. Ovalles, a single person, of record in Instrument No. 20200708-0073524, in the Register's Office of Davidson County, Tennessee, dated June 17, 2020, and recorded on July 08, 2020. Kelly Frates declares this has never been used as the marital residence.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 807 18th Avenue, Unit 208, Nashville, TN 37203
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Effective the 28th day of August, 2024.

Kelly Frates by Kaci Frates, attrny-in-fact
Kelly Frates by Kaci Frates, Attorney in Fact

Kaci Frates

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of August, 2024, before me personally appeared Kaci Frates, 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 (or person's) free act and deed.

Notary Public

My Commission Expires: 4/12/27

E. KIRKHAM GORE III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of August, 2024, before me personally appeared Kaci Frates, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Kelly Frates acknowledged that such person executed the same as the free act and deed of Kelly Frates.

Notary Public

My Commission Expires: 4/12/27

E. KIRKHAM GORE III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFTER RECORDING RETURN TO:

Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027