WARRANTY DEED

Karen Johnson
Batch # 1175405
08/29/2024 02:32:56 PM
Fees: $23.00 Taxes: $2,886.00

Davidson County
DEEDWARR
4 pgs

20240829-0066644

B-PARKS-24-534

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $780,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF AUGUST 2024.

Notary Public

MY COMMISSION EXPIRES: 05/08/28

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

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)
Frank Stephen Cservenyak, III	Same as NEW OWNER	
(NAME)	(NAME)	**105-11-1O-004.00-CO**
534 Southgate Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **FRANK STEPHEN CSERVENYAK, JR., MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FRANK STEPHEN CSERVENYAK, III, UNMARRIED,** 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:

Land in Davidson County, Tennessee, being Unit No. 4, on the Plan of Southgate Commons Townhomes, attached as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for Southgate Commons Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20200424-0043303, Instrument No. 20200427-0043795, Instrument No. 20200427-0043800 and amended in Instrument No. 20200513-0049627, Instrument No 202304040024550 and Instrument No 202304060025100, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being a portion of the same property conveyed to Southgate Commons, L.L.C., a Tennessee limited liability company by Warranty deed from Donnell W. Howse of record in Instrument No. 20191028-0110249 Register's Office for Davidson County, Tennessee, dated October 25, 2019 and recorded on October 28, 2019.

Being a portion of the same property conveyed to Southgate Commons, L.L.C., a Tennessee limited liability company by Warranty deed from The Cumberland Holdings Company, LLC, a Tennessee limited liability company of record in Instrument No. 20191028-0110250 Register's Office for Davidson County, Tennessee, dated October 25, 2019 and recorded on October 28, 2019.

Being part of the same property conveyed to Douglas S. Hale, Trustee by Quitclaim Deed from Southgate Commons, L.L.C., a Tennessee limited liability company of record in Instrument No. 20200527-0054283, Register's Office for Davidson County, Tennessee, dated May 26, 2020 and recorded on May 27, 2020 and within the same deed the said Douglas S. Hale, Trustee conveyed his interest in the subject property to Southgate Commons, L.L.C., a Tennessee limited liability company

Being the same property conveyed to Frank Stephen Cservenyak, Jr by Warranty Deed from Southgate Commons LLC, a Tennessee limited liability company of record in Instrument No. 20230426-0030596 Register's Office for Davidson County, Tennessee, dated April 21, 2023 and recorded on April 26, 2023. Said property is not and has never been the primary marital residence for the within named Grantor.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 70, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20200424-0043303, Instrument No. 20200427-0043795, Instrument No. 20200427-0043800 and amended in Instrument No.

20200513-0049627, Instrument No 202304040024550 and Instrument No 202304060025100, Register's Office for Davidson County, Tennessee.
• Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20180808-0078102, in the Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument Number 20180822-0083391, Instrument No. 20180822-0083393, Instrument No. 20180822-0083395, Instrument No. 20180822-0083396, Instrument No. 20180822-0083398 and Instrument No. 20190327-0027589, in the Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Easement for Underground Utiity Easement to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of Said Government of record in Instrument Number 20200720-0079311, in the Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Easement for Access of record in Instrument Number 20201103-0128431, in the Register's Office for Davidson County, Tennessee.
• Subject to those matters according to a survey by James G. Terry, dated March 6, 2018 as revised October 22, 2019.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **534 Southgate Ave, Nashville, Tennessee 37203**.

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 27th DAY OF AUGUST, 2024.

Frank Stephen Cservenyak, Jr.

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRANK STEPHEN CSERVENYAK, JR., 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 27th of August, 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

Certificate of Authenticity

I, **John Gleaves** do hereby make oath that I am 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 August 27, 2024.

Affiant Signature

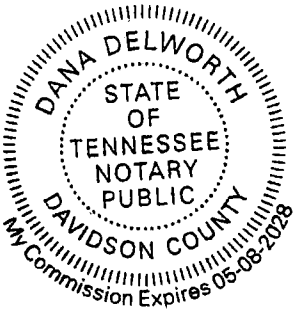
August 28, 2024
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 28th day of August, 2024.

Notary's Signature

My Commission Expires: 05/08/28
Date



Notary's Seal (if on paper)