Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc.
10 Burton Hills Blvd., Suite 250
Nashville, TN 37215

# WARRANTY DEED

Karen Johnson
Batch # 1182934
09/18/2024 10:18:51 AM
Fees: $13.00 Taxes: $3,330.00
20240918-0072245

Davidson County
DEEDWARR
2 pgs

DM-TRA-24-221 .

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

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

**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): |
|---|---|---|
| **Robert Shawn Horseman** | New Owner | |
| (NAME) | (NAME) | **083-03-0G-001-00.CO** |
| **2211 Carter Avenue** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37206** | | |
| (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, **FERRABY LIZARRAGA, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT SHAWN HORSEMAN, 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:

Land in Davidson County, Tennessee, being Unit A of 2209 Carter Avenue Townhomes as established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140709-0060506, in the Register's Office for Davidson County, Tennessee, said unit being depicted in Exhibit C of said Declaration.

Being a portion of the same property conveyed to Maxcia Lizarraga by Warranty deed from Deak and Beth Reynolds Childrens' Trust U/A/D 12/24/93, Edward Kim Reynolds, Trustee of record in Instrument No. 20130723-0075996 Register's Office for Davidson County, Tennessee, dated July 12, 2013 and recorded on July 23, 2013.

Being a portion of the same property conveyed to Phoenix Property Holdings, LLC by Quitclaim deed from Maxcia Lizarraga of record in Instrument No. 20140711-0061180 Register's Office for Davidson County, Tennessee, dated July 09, 2014 and recorded on July 11, 2014.

Being the same property conveyed to Ferraby Lizarraga, single by Quitclaim deed from Phoenix Property Holdings, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20170802-0078654 Register's Office for Davidson County, Tennessee, dated July 28, 2017 and recorded on August 02, 2017.

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 21, Page 9, 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 20140709-0060506, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20150709-0060505, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 4116, Page 584, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2211 Carter Avenue, Nashville, Tennessee 37206**.

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 16 DAY OF SEPTEMBER, 2024.

Ferraby Chase Lizarraga by Paul Hinman as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of FERRABY LIZARRAGA, and who acknowledged he/she/they executed the same as the free act and deed of the said FERRABY LIZARRAGA.

Witness my hand and official seal, this the 16th of September, 2024.

Notary Public
My Commission Expires: 6-8-27
(SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212