Karen Johnson Davidson County
Batch# 1197714 DEEDWARR
10/24/2024 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20241024-0082817

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P24-7916-WE

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 420,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF OCT, 2024.

Notary Public

MY COMMISSION EXPIRES: 11/2/26

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kody Karhliker and Joanna Karhliker	GreenState Credit Union	
4012 Addie Francis Drive	P.O. Box 800	081-07-0P-002.00-CO
Nolensville, TN 37135	North Liberty, IA 52317	
(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, **Piii Consulting LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kody Karhliker and Joanna Karhliker,** a married couple

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. B, as established by Declaration of Covenants, Conditions and Restrictions for 1829 16th Avenue North Townhomes of record as Instrument No. 20160405-0032417 and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robin Porter, unmarried by Warranty Deed from Opendoor Property W29 LLC, a Delaware limited liability company of record in Instrument No. 20190529-0050560 Register's Office for Davidson County, Tennessee, dated May 20, 2019 and recorded on May 29, 2019.

Being the same property conveyed to Piii Consulting, LLC by Quitclaim Deed from Robin Porter, unmarried of record in Instrument No. 20220922-0105317 Register's Office for Davidson County, Tennessee, dated August 5, 2022 and recorded on August 22, 2022.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **1829 B 16th Avenue North, Nashville, TN 37208**

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 our hands this the 22 day of October, 2024.

Piii Consulting LLC, a Tennessee limited liability company

By: N Porter
Nathalie Dieu Porter
It: Authorized Agent

STATE OF Tennessee
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, personally appeared **Nathalie Dieu Porter**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Authorized Agent of the maker, **Piii Consulting, LLC, a Tennessee limited liability company,** and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 22 day of October, 2024.

My Commission expires _____ Notary Public

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

Certification of Recorded Documents

I, Karen Suggs, 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 October 24, 2024.

(AFFIANT) – Karen Suggs

10/24/2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 24th day of October, 2024.

My commission expires: 11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY