Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 241049003

Karen Johnson Davidson County
Batch # 1199451 DEEDWARR
10/31/2024 10:58:37 AM 2 pgs
Fees: $13.00 Taxes: $2,331.00
20241031-0084293

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $630,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of October, 2024.

Notary Public
My Commission Expires:

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Sep. 21, 2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Steven Mordasiewicz and Kara Louise Pierson 1809 Cahal Ave Nashville TN 37206	New Owner	Tax Parcel ID No. 072-15-0G-001.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Madeline Seitze, an unmarried woman and Lauren Meyer, an unmarried woman, as joint tenants** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Steven Mordasiewicz , unmarried and Kara Louise Pierson , unmarried, as joint tenants with right of survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of Cahal Avenue Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Cahal Avenue Townhomes, a Horizontal Property Regime, of record in Instrument Number 20140514-0041517, amended in Instrument No. 20160428-0041691, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Madeline Seitze, an unmarried woman, and Lauren Meyer, an unmarried woman, as joint tenants by Warranty Deed from Kelsey Hendricks and Bryan D. Hearn, wife and husband of record in Instrument No. 20230504-0033331 Register's Office for Davidson County, Tennessee, dated May 04, 2023 and recorded on May 04, 2023.

The execution of this instrument is affected by the signature of Lindsay Meyer, as Attorney-in-Fact for Lauren Meyer, which Power of Attorney is recorded in Instrument Number 20241031-0084292, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2024, a lien due and payable, but not delinquent.

Subject to all matters shown on the Plan of record in Plat Book 547, Page 33, 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 20140514-0041517 and amended in Instrument No. 20160428-0041691, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
Charter of record in Instrument Number 20140514-0041518, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4104, Page 409, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1809 Cahal Ave Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors warrant this instrument is effective as of the 30th day of October, 2024.

Madeline Seitze

Lauren Meyer by Lindsay Meyer as Attorney-in-fact

Lauren Meyer by Lindsay Meyer 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, aforesaid, Madeline Seitze and [redacted], with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of October, 2024.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

STATE OF Virginia)
COUNTY OF Fairfax)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lindsay Meyer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Lauren Meyer, and that she is authorized by Lauren Meyer, to execute this instrument on her behalf.

WITNESS my hand, at office, this 25th day of October, 2024.

Nancy Wameke
Notary Public

My Commission Expires: 12/31/2025

Nancy Wameke
Commonwealth of Virginia
Notary Public
Commission No. 7270008
My Commission Expires 12/31/2025