WARRANTY DEED

Karen Johnson Davidson County
Batch# 1200223 DEEDWARR
11/01/2024 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $2,031.30
20241101-0084793

File #24-TLC-1014-211

(SEAL) ALISYN G PINKSTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-26-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $549,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF October, 2024.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Curtis Johnston and Stephanie Johnston (NAME)	New Owner (NAME)	**105 01 1Y 211.00**
1014 16th Avenue South, #211 (ADDRESS)	(ADDRESS)	
Nashville, TN 37212 (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,

LUIS SANTIZO AND NICOLE SANTIZO, A MARRIED COUPLE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

CURTIS BOYD JOHNSTON AND STEPHANIE ELLEN JOHNSTON, HUSBAND AND WIFE,

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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 211 of HAROLD & OWEN CONDOMINIUMS, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HAROLD & OWEN CONDOMINIUMS, of record in Instrument No. 20240304-0014936, as amended in Instrument No. 20240625-0047065 and Instrument No. 20240711-0052228, 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 Luis Santizo and Nicole Santizo, a married couple, by Warranty Deed from Harold & Owen LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20240802-0058855, in the Register's Office of Davidson County, Tennessee, dated July 31, 2024, and recorded on August 02, 2024.

Being a part of the same property conveyed to Harold & Owen, LLC, by Quitclaim Deed from Harold & Owen, LLC, of record in Instrument No. 20220308-0026185 and Corrected in Instrument No. 20220413-0042683, in the Register's Office of Davidson County, Tennessee, dated March 02, 2022, and recorded on March 08, 2022.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of B. F. SHIELD'S HEIRS TRACT, as recorded in Plat Book 57, Page 31.
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing HAROLD & OWEN Condominium of record in Instrument No. 20240304-0014936, as amended in Instrument No. 20240625-0047065 and Instrument No. 20240711-0052228; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20220408-0041402.
* Easement for Sanitary and/or Storm Sewer Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20220906-0099903.
* Agreement for Dedication of Public Right of Way as set forth in instrument recorded in Instrument No. 20221024-0115151.

* Memorandum of Agreement as set forth in instrument recorded in Book 4387, Page 525; Book 4387, Page 527 and Book 4387, Page 529.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1014 16th Avenue South, #211, Nashville, TN 37212**.

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 30th day of October, 2024.

Luis Santizo by Loy Carney, Attorney-in-Fact

Nicole Santizo by Loy Carney, 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, **LOY CARNEY**, 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 **LUIS SANTIZO**, and who acknowledged he/she/they executed the same as the free act and deed of the said **LUIS SANTIZO**.

Witness my hand and official seal this **30th** day of **October, 2024**.

Notary Signature
My Commission Expires: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOY CARNEY**, 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 **NICOLE SANTIZO**, and who acknowledged he/she/they executed the same as the free act and deed of the said **NICOLE SANTIZO**.

Witness my hand and official seal this **30th** day of **October, 2024**.

Notary Signature
My Commission Expires: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Certificate of Authenticity

I, Allisyn G. Pinkston, 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 30, 2024**.

Date

Allisyn G. Pinkston

Affiant Signature

10/31/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **31** day of **October**, 20**24**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025