Karen Johnson
Batch # 1224847
01/09/2025 10:32:45 AM
Fees: $13.00 Taxes: $1,692.75
Davidson County
DEEDWARR
2 pgs
20250109-0001899

# WARRANTY DEED

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$457,500.00.**

Affiant

Subscribed and sworn to before me, this the 8th day of January, 2025.

Notary Public

My commission expires: 4/17/2027

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Stephen Michael Quaile**<br>**Heather Calhoun Quaile**<br>**Chandler Albert Quaile** | **OWNERS** | **Map 072-14-0-4J Parcel 002.00co** |
| **411 Wild Iris Lane** | | |
| **Powder Springs, GA 30127** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Jonathan Tarajano, a single man**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Stephen Michael Quaile and Heather Calhoun Quaile, husband and wife, and Chandler Albert Quaile, unmarried, joint tenants with right of survivorship**

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 2, on the Plan of Straightway Avenue One Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Straightway Avenue One Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20151026-0108480, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Straightway Avenue One Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "G" to said Declaration appearing in Instrument No. 20151026-0108480, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.**

**Being the same property conveyed to Jonathan Tarajano, a single man, by Warranty Deed dated March 27, 2019, from Jorge L. Tarajano and Gina Martello Tarajano, husband and wife, of record in Instrument No. 20190328-0028220, Register's Office for Davidson County, Tennessee.**

**Conveyance of the above described property is subject to the following: 1) The Plan as shown in Exhibit "B" of the Declaration of Covenants, Conditions & Restrictions, of record in Instrument No. 20151026-0108480, Register's Office for Davidson County, Tennessee. 2) Restrictive Covenants contained in instrument of record in Book 721, Page 195, and Book 1101, Page 64, Register's Office for Davidson County, Tennessee. 3) Declaration of Covenants, Conditions and Restrictions for Straightway Avenue Property Regime with Private Elements, of record in Instrument No. 20151026-0108480, Register's Office for Davidson County, Tennessee. 4) All matters as shown on the Boundary Plat of record in Instrument No. 20151022-0107663, amended in Instrument No. 20170201-0010682, said Register's Office. 5) Easement Deed by Court Order in Settlement of Landowner Action, of record in Instrument No. 20120228-0017172, said Register's Office. 6) Easement for a 12-foot access way as set out in Book 2141, Page 73, said Register's Office. 7) Title to that portion of the premises embraced within the bounds of the Chartered Railroad Right-of-way. 8) Taxes for current year prorated and assumed by the Grantee.**

This is improved ( x ) Unimproved (__) property, known as **1613 Straightway Avenue, Nashville, TN 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 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 my/our hand(s) this ~~10th~~ 8th day of **January, 2025.**

**Jonathan Tarajano**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **Jonathan Tarajano,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this ~~10th~~ 8th day of **January, 2025.**

**Notary Public**

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**My Commission Expires:** 11/19/28