Karen Johnson Davidson County
Batch# 1236322 DEEDWARR
02/11/2025 01:43:30 PM 3 pgs
Fees: $18.00 Taxes: $2,231.10
20250211-0010416

Name and Address of New Owner:
Deb and Terry Harvego Family Trust

**Send Tax Bills To:**
**Deb and Terry Harvego Family Trust**
**807 18th Avenue South, Unit 105**
**Nashville, TN 37203**

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 092160C10500CO

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jason N. Old**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Deborah S. Havego and Terrence L. Havago, Trustees of Deb and Terry Harvego Family Trust dated January 5, 2005,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain condominium located in Davidson County, Tennessee, being Unit No. 105 of 807 Eighteenth Avenue Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing 807 Eighteenth Avenue of record in Instrument Number 20041214-0148798, as amended in Instrument No. 20041216-0149823 and Instrument No. 20050504-0050222, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on Exhibit E to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Jason N. Old by Warranty Deed from Leanne Kreps, unmarried, dated July 29, 2019, of record in Instrument No. 20190731-0075312, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2025 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

Improved property known as: 807 18th Avenue South, Unit 105, Nashville, TN 37203

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.



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Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 6th day of February, 2025.

Jason N. Old (SEAL)
Jason N. Old

STATE OF VIRGINIA
COUNTY OF ROANOKE

On this 6th day of February. 2025, before me personally appeared Jason N. Old, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of February, 2025.

VANESSA PAIZ
Electronic Notary Public
Commonwealth of Virginia
Registration No. 7783998
My Commission Expires Jun 30, 2026

Notary Signature Vanessa Paiz
My commission expires: 6/30/2026

Completed via Remote Online Notarization using 2 way Audio/Video technology.

**AFFIDAVIT OF VALUE**

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $603,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 6th day of February, 2025.

Notary Signature
My commission expires:

CASSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03 19 2025



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202502110010416

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 2/4/25.

Date

Affiant Signature

2/4/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4 day of February, 25.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

