RECORD AND RETURN TO
Limestone Title, LLC
580 Franklin Rd
Suite 203
Franklin, Tennessee 37069
File No QCBL-27883-25

WARRANTY DEED

Karen Johnson
Batch # 1242114
02/28/2025 10 08 00 AM
Fees $13 00 Taxes $2,660 30

Davidson County
DEEDWARR
2 pgs

20250228-0014995

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $719,000 00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 day of February 2025

NOTARY PUBLIC

My commission expires 12/17/2028

REBEKAH JOLLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES DECEMBER 17, 2028

THIS INSTRUMENT PREPARED BY
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Sophia Chaknis and Robert Costello	Same address as new owner	105-11-0B-002 00

FOR AND IN CONSIDERATION of the sum of SEVEN HUNDRED NINETEEN THOUSAND AND 00/100 Dollars ($719,000 00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, the undersigned, **KAHLIL EMERY ARNOLD, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **SOPHIA CHAKNIS AND ROBERT COSTELLO, WIFE AND HUSBAND**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit

Land in Davidson County, Tennessee, being Unit B of 500 Southgate Townhomes, as established by Declaration of Covenants Conditions, and Restrictions for 500 Southgate Townhomes of record in Instrument #20130125-0008448, amended in Instrument #20130320-0027486, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description

Being the same property conveyed to Kahlil Arnold, unmarried, from 500 Southgate, LLC, by Warranty Deed dated July 9, 2013 and recorded July 11, 2013 in Instrument #20130711-0071721, said Register's Office

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee, and to the zoning and subdivision regulations of the appropriate governmental body

This is improved property, known as 500 Southgate Avenue, #A, Nashville, TN 37203

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate, that they have a good right to convey the same, and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever

WITNESS MY/OUR HANDS, this 27th day of February, 2025

GRANTOR(S)

Kahlil Emery Arnold

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Kahlil Emery Arnold, 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 seal, this the 27th day of February, 2025

Notary Public

Jennifer Gentry

Printed Notary Name

My commission expires 11/27/2027

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES NOVEMBER 27, 2027