Karen Johnson Davidson County
Batch# 1278582 DEEDWARR
05/29/2025 08:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20250529-0041989

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

ABBEY WINDLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/08/2026

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $440,000.00

Affiant

Subscribed and sworn to before me, this 28th day of May, 2025.

Notary Public
My Commission Expires: 7/8/2026

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Peter Kihlberg and Courtney Kihlberg 807 18th Avenue South #109 Nashville, TN 37203		Tax Parcel ID No. 092-16-0C-109-00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Karen A. Abdo and Kenneth J. Abdo, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Peter Kihlberg and Courtney Kihlberg, a married couple** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 109, together with parking space No. 18 on the Plan of 807 Eighteenth Avenue Condominiums, as established under Master Deed of record in Instrument No. 20041214-0148798, as amended at Instrument No. 20041216-0149823 and 20050504-0050222, as re-recorded at Instrument No. 20060109-0003220, amended at Instrument No. 20051123-0142078, as further amended in Instrument No. 20070509-0055940, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Karen A. Abdo and Kenneth J. Abdo, wife and husband by Deed dated April 5, 2021 from Ericka Simone Re, a single woman, recorded April 9, 2021, in Instrument Number 202104090047248, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **807 18th Avenue South #109, Nashville, TN 37203**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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, Grantor has executed this instrument on this 28th day of May, 2025.

Karen A. Abdo

Kenneth J. Abdo

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, , the within named bargainors, **Karen A. Abdo and Kenneth J. Abdo** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 28th day of May 2025.

CASSANDRA LAHOUTI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 1-2-26

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 5/28/2025 (date of document).

Affiant Signature

5/28/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 day of May, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

