This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-3443

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-18-3443

Karen Y Johnson Davidson County
Batch# 180506 DEEDWARR
01/04/2019 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $490.25
20190104-0000979

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $132,500.00

Affiant

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Subscribed and sworn to before me, this the 28th day of December, 2018

Notary Public
My Commission Expires: 3-21-20

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Samir Rastoder 3379 Red Oak Court Bowling Green KY 42104	New owner	091074P00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Joshua L. Donnell, a married man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Samir Rastoder a married man**, hereinafter called the Grantee(s), his/her/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 A, on the Plan of 4807 Tennessee Avenue Homes, A Horizontal Property Regime With Private Elements attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 4807 Tennessee Avenue Homes, A Horizontal Property Regime With Private Elements, of record in Instrument No. 20181217-0122121, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being part of the same property conveyed to Joshua L. Donnell, a married man by Warranty deed from Juan Mendez Gomez and Sofia Jaurequi Lopez, husband and wife of record in Instrument No. 20181004-0098436 Register's Office for Davidson County, Tennessee, dated October 02, 2018 and recorded on October 04, 2018.

This property is not a primary residence of the Grantors 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 statue.

This is ☒ improved or ☐ unimproved property located at: **4807 A Tennessee Avenue, Nashville, TN 37209.**

This conveyance is made subject to 1) Property taxes for the year 2019 and thereafter, a lien not yet due and payable. The 2018 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with 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. Whenever used, the singular number 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 December, 2018.

GRANTOR:

~~Joshua L~~. Donnell

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joshua L. Donnell, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of December, 2018.

Rachel Marie Collins
Notary Public
My Commission expires: 3-21-20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

True Copy Certification

I, Christopher M Corriveau, do herby make oath that I am a licensed attorney and/or the Custodian of the electronic version of the attached document tendered for registration herewith And that this a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY