Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B19-1183

Return To:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

B-KW-19-6343

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $419,900.00

~~Affiant~~

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30 day of May, 2019

Notary Public

Commission Expires: 11/8/21

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

Address of New Owner	Send Tax Bills To:	Map & Parcel
Maria Baldo 6363 Ivy Street Nashville, TN 37209	send to new owner	091-09-3E-001.00-CO

Karen Johnson Davidson County
Batch# 237486 DEEDWARR
06/03/2019 08:42:17 AM 2 pgs
Fees: $13.00 Taxes: $1,553.63

20190603-0052205

WARRANTY DEED

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

Infill Homes, LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Maria Baldo, a single woman

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 A of the 6363 Ivy Street Townhomes, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Declaration Establishing a Horizontal Property Regime for 6363 Ivy Street Townhomes, of record in Instrument No. 20180510-0044947, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the common elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the Plan of 6363 Ivy Street Townhomes, as shown on Exhibit to the Declaration of record in Instrument No. 20180510-0044947, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

Being a portion of the same property conveyed to Infill Homes, LLC, a Tennessee Limited Liability Company by Warranty Deed from Ideal Solutions, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180612-0056283, Register's Office for Davidson County, Tennessee, dated May 23, 2018 and recorded on June 12, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6363 Ivy Street, Nashville, TN 37209

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of May, 2019.

Infill Homes, LLC

By: _____
Jeff Checko, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jeff Checko, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who upon his oath acknowledged himself to be the Sole Member of Infill Homes, LLC, the within named bargainor and that as such Sole Member, being authorized to do so, execute the foregoing instrument for purposes therein contained by signing the name of the company, by the said Jeff Checko as such Sole Member.

Witness my hand and official seal at Brentwood, Tennessee this 30 day of May, 2019.

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Seal)

_____
Notary Public
My Commission Expires: 1/3/20