Karen Johnson Davidso
Batch# 241861 DEEDWARR
06/11/2019 10:18:44 AM 2 pgs
Fees: $13.00 Taxes: $1,270.95

20190611-0055952

WARRANTY DEED

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

Y-KW-19-2211B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $343,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Martin Kelly Schols	**New Owner**	
(NAME)	(NAME)	**081-03-1B-002.00-CO**
2507A River Vista Pl.		
(ADDRESS)	(ADDRESS)	
Mount Vernon, WA 98273		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARISSA CONDON AND JARED CONDON, WIFE AND HUSBAND AND JEFFREY PAUL PATRISSO, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARTIN KELLY SCHOLS, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B of the 2211 11th Avenue North Townhomes, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for 2211 11th Avenue North Townhomes, of record in Instrument No. 20170503-0043784, 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 2211 11th Avenue North Townhomes, as shown on Exhibit "C" to the Declaration of record in Instrument No. 20170503-0043784, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

Being the same property conveyed to Marissa Condon and Jared Condon, wife and husband and Jeffrey Paul Patrisso, a married man, as joint tenants with rights of survivorship by Warranty deed from MG Gran, LLC, a Tennessee limited liability company of record in Instrument No. 20180921-0093811 Register's Office for Davidson County, Tennessee, dated September 18, 2018 and recorded on September 21, 2018 and Scrivener's Affidavit recorded in Instrument No. 20181108-0110767.

Jeffrey Paul Patrisso having since divorced. Subject property was never the primary or marital residence for Jeffrey Paul Patrisso.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 26, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20170503-0043784, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20170517-0048794, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2211B 11th Ave N, Nashville, Tennessee 37208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 6th DAY OF JUNE, 2019.

Marissa Condon by Jared Condon, Attorney-In-Fact

Jared Condon

Jeffrey Paul Patrisso by Jared Condon, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JARED CONDON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MARISSA CONDON AND JEFFREY PAUL PATRISSO, and who acknowledged he/she/they executed the same as the free act and deed of the said MARISSA CONDON AND JEFFREY PAUL PATRISSO.

Witness my hand and official seal, this the 6th of June, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JARED CONDON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of June, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

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

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212