Karen Johnson Davidson County
Batch# 263880 DEEDWARR
07/30/2019 10:43:30 AM 4 pg
s
Fees: $23.00 Taxes: $1,287.60

ADDRESS NEW OWNER AS:
Stephanie Spadaro
2231 A 24th Ave N
Nashville, TN 37208

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
516 S Main Street
Springfield, Tennessee 37172

Map/Parcel 081-02-0-011.00 (part of)

THIS DEED OF CONVEYANCE, executed and delivered by **PB INVESTMENTS, LLC**, a Tennessee Limited Liability Company, as to an undivided ½ interest, and **JAMES C. MOORE**, married, as to an undivided ½ interest, hereinafter called the Grantors, to **STEPHANIE SPADARO**,* hereinafter called the Grantee;

WITNESSETH: *unmarried

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors have this day bargained and sold, and do by these presents hereby sell, transfer and convey unto the said Grantee, heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

**Being Unit A of 2231 24th Ave N Townhomes, a Horizontal Property Regime with Private Elements located in Davidson County, Tennessee, and described in the Declaration of Covenants, Conditions and Restrictions for 2231 24th Avenue North Residences, of record as Instrument No. 20180517-0047365, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said Unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, co-owners and tenants of 2231 24th Avenue North Residences, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit C to said Declaration appearing of record as Instrument No. 20180517-0047365, and By-Laws appended thereto as Exhibit "B" said Register's Office, are incorporated hereby for reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.**

**PERMITTED EXCEPTIONS: The above described property is subject to:**
**1. Declaration of Covenants, Conditions and Restrictions for 2231 24th Avenue North Residences, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180517-0047365, Register's Office for Davidson County, Tennessee.**
**2. Easements, setback lines, notes, environmental and conservation notes and all matters shown on the Plat for 2231 24th Ave N Townhomes, attached as Exhibit C to the Declaration of Covenants, Conditions and Restrictions for 2231 24th Avenue North Residences appearing of record in Instrument No. 20180517-0047365, Register's Office for Davidson County, Tennessee.**
**3. ByLaws of 2231 24th Avenue North Residences Homeowners Association, Inc., a copy of which ByLaws is recorded as Exhibit B in the Declaration of Covenants, Conditions and Restrictions for 2231 24th Avenue North Residences appearing of record in Instrument No. 20180517-0047365, Register's Office for Davidson County, Tennessee.**
**4. Subject to the provisions of the Tennessee Horizontal Property Act, Tennessee Code Annotated Section 66-27-101 to 123 (hereinafter referred to as the "Act"), which Act is incorporated herein and made a part hereof by this reference.**
**5. Subject to sewer easement of record in Book 4144, page 644, Register of Deeds for Davidson County, Tennessee.**

**Being a portion of that property conveyed to James C. Moore, a married person, by deed from Evette Savage, Trustee of the 2231 24th Ave Land Trust dated 11/01/2017, recorded in Instrument No. 20180417-0035960, in the Register's Office for Davidson County, Tennessee. Also being that property conveyed to PB Investments, LLC, a Tennessee Limited Liability**

**Company, as to an undivided one-half (½) interest, and James C. Moore, married, as to an undivided one-half (½) interest, by quitclaim deed from James C. Moore, married, of record in Instrument No. 20180619-0058939, Register's Office for Davidson County, Tennessee.**

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, heirs and assigns.

The Grantors further covenant with the Grantee, heirs and assigns, that they have a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantors further covenant with the Grantee that they will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantors have hereunto set their signatures on the dates indicated in the notary acknowledgements below.

PB Investments, LLC

BY: Phillip D Black
Phillip D. Black, Member

BY: Caryn R Black
Caryn R. Black, Member

James C. Moore

STATE OF TENNESSEE )
COUNTY OF ROBERTSON )

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **Phillip D. Black and Caryn R. Black**, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the sole and only members of PB Investments, LLC, the within named bargainor, a limited liability company, and that they, as such members, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company, by themselves, as such members.

Witness my hand and official seal at office this the 24th day of July, 2019.

My commission expires:_____ NOTARY PUBLIC

GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

STATE OF TENNESSEE )
COUNTY OF ROBERTSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James C. Moore** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 24th day of July, 2019.

My Commission Expires:_____ NOTARY PUBLIC

GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

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STATE OF TENNESSEE )
COUNTY OF ~~ROBERTSON~~ Williamson

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$348,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me this the 24th day of July, 2019.

My Commission Expires: 12/15/21

NOTARY PUBLIC/Register

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

## True Copy Certification

I, Marjorie Kaup Haines, do hereby 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 is a true and correct copy of the original document executed and authenticated according to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, **Chris Mule**, a notary public for this county and state, **Marjorie Kaup Haines** 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY