THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190621094** Karen Johnson Davidson County Batch# 285083 DEEDWARR 09/12/2019 02:41:30 PM 3 pgs Fees: $18.00 Taxes: $1,620.60 20190912-0092592	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Sumner) The actual consideration or value, whichever is greater, for this transfer ~~is~~: $438,~~000~~.00. Affiant Subscribed and sworn to before me, this ~~3rd~~ 12th day of September, 2019. Notary Public My Commission Expires: OCT 2 0 2020 KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

WARRANTY DEED

Address New Owner: Ivan J. Maldonado, II and Krysten L. Maldonado 368A Glenrose Avenue Nashville TN 37211	Send Tax Bills To: Churchill Mortgage Corp. 761 Old Hickory Blvd, Ste 400 Brentwood, TN 37027	Tax Information: Tax Parcel ID No. 106-13-0-069.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Green Pine Properties, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ivan J. Maldonado, II and Krysten L. Maldonado, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of GLENROSE COTTAGES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing, a Horizontal Property Regime, of record in Instrument Number 20181031-0107875, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "A" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed by Quit Claim Deed from Tyler Antonakos, married to Green Pine Properties, LLC, a Tennessee limited liability company recorded on the 31st day of October, 2018 at Instrument No. 20181031-0107874; Warranty Deed from Steve D. Hunter, a single man to Tyler Antonakos, married as recorded on the 7th day of September, 2018 at Instrument No. 20180907-0088932; Quit Claim Deed from Tammy E. Hunter to Steve D. Hunter as recorded on the 16th day of April, 1998 in Deed Book 10889, Page 58; Quitclaim Deed from Charles E. Hunter and wife Mary Carolyn Hunter to Tammy Elizabeth Hunter as recorded on the 6th day of December, 1995 in Deed Book 9880, Page 447 and Warranty Deed from R. B. Breckeen and wife, Sadie Pearl Breckeen to Charles E. Hunter and wife, Mary Carolyn Hunter as recorded on the 20th day of June, 1963 in Deed Book 3573, Page 495, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GLENROSE COTTAGES, as recorded in Plat Book 20181031-0107875, Page(s).

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20181031-0107875.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1224, Page 286.

Agreement for Dedication of Public Right-of-Way as set forth in instrument recorded in Instrument No. 20190116-0004339.

This is improved property located at 368A Glenrose Avenue Nashville TN 37211

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 3rd day of September, 2019.

Green Pine Properties, LLC

_____

BY: Tyler Antonakos, Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Tyler Antonakos, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member (or other officer authorized to execute the instrument) of Green Pine Properties, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand, at office, this 3rd day of September, 2019.

_____

Notary Public

My Commission Expires: _____

SHIRA KINGREE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020

Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER