Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 303997 DEEDWARR
10/22/2019 09:36:16 AM 2 pgs
Fees: $13.00 Taxes: $1,887.00

20191022-0107991

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $510,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of October, 2019.

Notary Public

My commission expires: _____

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Michael Youngberg and Laura S. Hudson	Michael Youngberg and Laura S. Hudson	083-13-0L-001.00-CO
1503 A Shelby Avenue	1503 A Shelby Avenue	
Nashville, TN 37206	Nashville, TN 37206	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Giordano Lo Regio

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Michael Youngberg and Laura S Hudson, Husband and Wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A, of the 1503 Shelby Townhomes as set forth in the Declaration of Covenants, Conditions and Restrictions for 1503 Shelby Townhomes, a Horizontal property Regime with private elements, a form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated Title 66, Chapter 27, Section 101, et seq., of record as instrument No. 20140403-0036210, in the Register's Office for Davidson County, Tennessee, said unit also being shown as part of Exhibit "B" of said Declaration.

Being the same property conveyed to Giordano Lo Regio, unmarried by Warranty deed from Howboutpickles, LLC, a Tennessee limited liability company of record in Instrument

No. 20160505-0044442 Register's Office for Davidson County, Tennessee, dated May 04, 2016 and recorded on May 05, 2016. (Value of consideration shown in aforementioned deed $439,000.00.) Being also known as 1503 A Shelby Avenue A Nashville, Tennessee 37206.

This is ☐ improved ☐ unimproved property known as **1503 A Shelby Avenue, Nashville, TN 37206.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.
2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.
3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 16th day of October, 2019.

Giordano Lo Regio

Michael Youngberg

Laura S. Hudson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Giordano Lo Regio, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 16th day of October, 2019.

Notary Public

My Commission Expires: May 9, 2021

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY