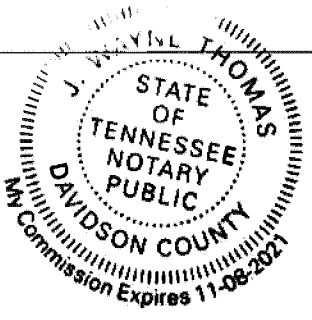
Karen Johnson Davidson County
Batch# 315120 DEEDWARR
11/13/2019 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20191113-0117143



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of November, 2019.

Notary Public

My commission expires: 11/08/2021

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Jordan Powell	~~SAME AS OWNER~~	**093-13-0D-129.00-CO**
700 12th Avenue South, Unit 1408	NEW OWNER	
Nashville, TN 37203		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Victor Affrunti and June Affrunti, Trustees of The Affrunti Family Revocable Living Trust dated September 22, 2016

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jordan Powell, an unmarried man

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 No. R 1408, of Terrazo, a Condominium, a Horizontal Property Regime, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws appended thereto of record in Instrument No. 20081223-0122167, as amended by Instrument No. 20090213-0012915, Instrument No. 20090316-0023301, Instrument No. 200903250026808 and Instrument No. 20090827-0080784, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit described in said Master Deed and By-Laws. Reference is hereby made to the Plan for Terrazzo Condominiums of record in Instrument No. 20081223-0122167, at Exhibit B, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Victor Affrunti, married by Warranty deed from CJUF II Terrazzo, LLC, a Delaware limited liability company of record in Instrument No. 20091217-0114900 Register's Office for Davidson County, Tennessee, dated December 11, 2009 and recorded on December 17, 2009.

Being the same property conveyed to Victor Affrunti and June Affrunti, as trustees of the Affrunti Family Revocable Living Trust by Quitclaim deed from Victor Affrunti of record in Instrument No. 20161115-0120060 Register's Office for Davidson County, Tennessee, dated September 29, 2016 and recorded on November 15, 2016.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.
This is improved (__x__) unimproved (____) property known as 700 12th Avenue South, Unit 1408, Nashville, TN 37203.

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 HANDS EFFECTIVE AS OF 8th day of November, 2019:

The Affrunti Family Revocable Living Trust dated September 22, 2016

By: _____
Victor Affrunti, Trustee

By: _____
June Affrunti, Trustee

STATE OF New York

COUNTY OF Richmond

CORPORATE ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Victor Affrunti and June Affrunti, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Trustee of The Affrunti Family Revocable Living Trust dated September 22, 2016, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of said grantor.

Witness my hand, at office, this the 8th day of November, 2019.

My Commission Expires: _____

_____
Notary Public

20191691R

MICHELLE A. RUSSO
NOTARY PUBLIC - STATE OF NEW YORK
NO. 01RU6119903
QUALIFIED IN RICHMOND COUNTY
EXPIRES DECEMBER 6, 20

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)