Karen Johnson Davidson County
Batch# 318244 DEEDWARR
11/21/2019 03:41:30 PM 2 pgs
Fees: $13.00 Taxes: $1,459.65
20191121-0120501

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $394,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19 DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/8/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Andrew Dorazio	SEND TAX BILLS TO: owner at property address	MAP-PARCEL NUMBERS
(NAME) 2410 Meharry Blvd #1	(NAME)	092020F00500CO
(ADDRESS) Nashville, TN 37208	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **The Heritage at Jefferson LLC** , HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew Dorazio,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain townhome located in Davidson County, Tennessee, being Unit No. 5 of The Heritage at Jefferson Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing The Heritage at Jefferson Townhomes of record in Instrument No. 20161202-0126840, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being the same property conveyed to The Heritage at Jefferson LLC, a Tennessee limited liability company by Special Warranty Deed from Donald Day and wife, Carol Brunson Day of record in Instrument No. 20160223-0017138, Register's Office for Davidson County, Tennessee, dated February 18, 2016 and recorded on February 23, 2016.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Instrument Number 20161202-0126840 amended in Instrument No. 20190510-0044214; Instrument No. 20170316-0025756; Instrument Number 20160825-0088927; Book 421, Page 90; Book 4123, Page 291, Book 4148, Page 595, and Book 4152, Page 153; Instrument Number 20150605-0053107; **and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 2410 Meharry Blvd #1 Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 19th day of November, 2019.

The Heritage at Jefferson, LLC

Titus Young Real Estate, LLC,
Member

By: Dwayne J Wootson

Title: Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Dwayne J. Wootson, Manager of Titus Young Real Estate, LLC**, Member of The Heritage at Jefferson , LLC with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who, upon oath, acknowledged himself to be the Manager of Titus Young Real Estate, LLC Member of The Heritage at Jefferson, LLC, the within named bargainor, a Limited Liability Company, and that he as such Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company himself as Manager.

WITNESS my hand and official seal at office this 19th day of November, 2019.

Notary Public
My Commission Expires: 11/8/22

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Venikka Branch, 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 Davidson
Personally appeared before me, Cari Allen a notary public for this county
And state, Veni Kka Branch 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: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021