WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of December, 2019.

Notary Public

MY COMMISSION EXPIRES: 9-6-22
(AFFIX SEAL)

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 338091 DEEDWARR
01/03/2020 08:50:34 AM 2 pgs
Fees: $13.00 Taxes: $1,405.63
20200103-0000695

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Shane Zinszer and Masie Ripa 915 Thomas Avenue #1 Nashville, TN 37216	New owner	072 05 0J 00100

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Chris Thomas Homes, LLC, a Tennessee limited liability comapny, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Shane Zinszer, and Masie Ripa, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 1, established by the Declaration of Covenants, Conditions and Restrictions for Homes at 915 Thomas Avenue, a Horizontal Property Regime with Private Elements of record as Instrument 20180926-0095556, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set forth in the Declaration, reference to which is hereby made for a more completed and detailed description and the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being part of the same property conveyed to Chris Thomas, a married man, by Warranty Deed from Bryant K. Meltzer and Robert C. Gale, a one-half undivided interest each as tenants in common, with right of survivorship, dated 11/19/2015, of record in Instrument 20151120-0117887; and a part of the same property conveyed to Chris Thomas Homes, LLC, a Tennessee limited liability by Quitclaim Deed from Chris Thomas, dated 08/29/2018, of record in Instrument 20180926-0095555, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 915 Thomas Avenue Unit 1, Nashville, TN 37216

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/our hand(s) this the 31st day of December, 2019.

Chris Thomas Homes, LLC

BY: _____
Chris Thomas, Chief Manager

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Chris Thomas, 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 Chief Manager for Chris Thomas Homes, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and official seal, this the 31st of December, 2019.

_____
Notary Public

My Commission Expires: 3/7/2023

(SEAL)

