BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 348508 DEEDWARR
01/27/2020 08:33:34 AM 2 pgs
Fees: $13.00 Taxes: $2,059.05

20200127-0009158

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $556,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th DAY OF January, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHY SNIDER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John W. Hertzig and Roxana B. Hertzig	SAME	
(NAME)	(NAME)	071140E01000CO
12253 Pioneer Drive		
(ADDRESS)	(ADDRESS)	
Jackson, CA 95642		
(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, **ANGELINA TRIASSI AND RAFAEL GIL BETTAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN W. HERTZIG AND ROXANA B. HERTZIG, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 10 of Sky at Fern, a Horizontal Property Regime with Private Elements, a Condominium Development 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 Master Deed establishing Sky At Fern A Horizontal Property Regime With Private Elements of record in Instrument Number 20160830-0090887, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the Bylaws 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 Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit 20160830-0090887, as amended in Instrument No. 20170913-0093673, Instrument No. 20180808-0078087 and Instrument No. 20190410-0032695 to said Master Deed.

Being the same property conveyed to 58 Fern, LLC by Quitclaim Deed from Angelina Triassi and Rafael Gil Bettan of record in Instrument No. 20190719-0070894 Register's Office for Davidson County, Tennessee.

58 Fern, LLC conveyed its interest in said property to Angelina Triassi and Rafael Gil Bettan by Quitclaim Deed of record in Instrument No. 20200127-0009156, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, 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 58 Fern Avenue, Nashville, TN 37207
(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 24th day of January, 2020

Angelina Triassi by K Montgomery, attorney in fact

ANGELINA TRIASSI

BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

Rafael Gil Bettan by K Montgomery, attorney in fact

RAFAEL GIL BETTAN

BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 24th day of January, 2020, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Angelina Triassi and Rafael Gil Bettan and acknowledged that he executed the same as the free act and deed of Angelina Triassi and Rafael Gil Bettan.

Witness my hand and official seal this 24th day of January, 2020.

Commission expires:

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires May 2, 2020

Kathy Snider
Notary Public