Karen Johnson Davidson County
Batch# 360498 DEEDWARR
02/19/2020 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $804.75
20200219-0018624

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $217,500.00.

Affiant

Subscribed and sworn to before me this 18th day of February, 2020.

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 12/15/21

2020-47

Address of New Owner:	Send Tax Bills to:	Tax Information:
Nina Armstrong	New	
2120 Fairfax Avenue		104-11-0-X00-9.00-CO
Nashville, TN, 37212	owner	

WARRANTY DEED

For and in 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

Megan R. Shaub nka Megan R. Shaub Salazar and husband, Nicholas Salazar,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Nina Armstrong, a single woman

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

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 9, 2120 Condominium, as established under Master deed of record in Instrument No. 2001118-0113738, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Megan R. Shaub by Warranty deed from John Hadley and wife, Melanie Hadley of record in Instrument No. 20100702-0051862, Register's Office for Davidson County, Tennessee, dated June 30, 2010 and recorded on July 02, 2010.

Nicholas Salazar joins in this conveyance for the express purpose of relinquishing all his rights, title and interest to said property, marital or otherwise.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **2120 Fairfax Avenue, #9, Nashville, TN 37212.**

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 our hands this 18th day of February, 2020.

Megan R. Shaub nka Megan R. Shaub Salazar

Nicholas Salazar

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 Megan R. Shaub nka Megan R. Shaub Salazar, Nicholas Salazar 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.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of February, 2020.

D. Shayne Adair, Notary Public
My Commission Expires: 6/13/2022

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, **Jennifer Pennell**, 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.

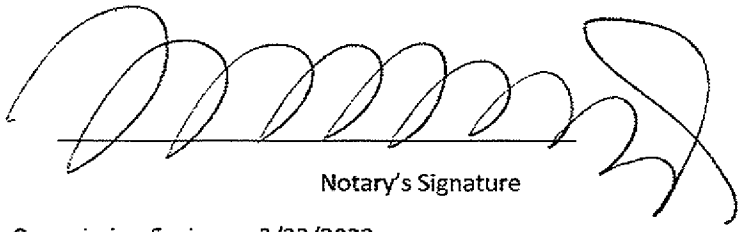


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

