STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$168,000.00** (One Hundred Sixty Eight Thousand).

AFFIANT

Subscribed to and sworn before me this 28th day of February, 2020.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JAMIN ENQUIST STATE OF TENNESSEE NOTARY PUBLIC (NOTARY SEAL) DAVIDSON COUNTY My Commission Expires JULY 3, 20

Karen Johnson Davidson County
Batch# 367332 **DEEDWARR**
03/04/2020 04:16:18 PM 3 pgs
Fees: $18.00 Taxes: $621.60

20200304-0024419

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Elaine Chiupka and Jacob Chiupka 110 Bellevue Road, Unit 18 Nashville, TN 37221	**SAME AS NEW OWNER**	142150A01800CO

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, I/WE, **JACK MITCHELL CLOYD, AN UNMARRIED MAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **ELAINE CHIUPKA AND JACOB CHIUPKA, WIFE AND HUSBAND,** HEREINAFTER CALLED THE **GRANTEE(S),** 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 apartment in Davidson County, Tennessee, being Unit No. 18 on the Plan of First Revision, Bellevue Manor Condominiums, of record in Book 5200, page 231, Register's Office for said County, to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Jack Mitchell Cloyd, unmarried, by deed from Carol Lee Bigham, unmarried, of record in Instrument No. 20070131-0013046, dated January 30, 2007 and recorded January 31, 2007, Register's Office for Davidson County, Tennessee.

Being also known as 110 Bellevue Road, Unit 18, Nashville, Tennessee 37221.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **110 BELLEVUE ROAD, UNIT 18** **NASHVILLE, TN 37221**

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. Whenever 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, this 28 day of February, 2020

Jack Mitchell Cloyd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 28th day of February, 2020, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jack Mitchell Cloyd** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 28th day of February, 2020.

Notary Public

Commission Expires: 04-23-2023

JOEL A. KLINK
Notary Public - California
San Bernardino County
Commission # 2286161
My Comm. Expires Apr 23, 2023

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of SAN BERNARDINO)

On FEBRUARY 28, 2020 before me, JOEL A KLINK NOTARY PUBLIC,
Date *Here Insert Name and Title of the Officer*

personally appeared JACK MITCHELL CLOYD
Name(s) of Signer(s)

,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JOEL A. KLINK
Notary Public - California
San Bernardino County
Commission # 2286161
My Comm. Expires Apr 23, 2023

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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