Name and Address of New Owner:
Stephanie Lynne Carozza and Richard Bohling Carozza
1823 16th Avenue North
Nashville, TN 37208

Send Tax Bills To:
SAME

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 391543 DEEDWARR
04/24/2020 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,047.10
20200424-0043412

Map & Parcel No: 081-07-0-S00-10-0CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kenneth Greenberg and wife, Ashley Greenberg**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Stephanie Lynne Carozza and Richard Bohling Carozza, Married** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit A on the Plan of 1623 16th Avenue North Townhomes, a Horizontal Property Regime with Private Elements, attached as Exhibit "B" to the Declaration Establishing a Horizontal Property Regime for 1823 16th Avenue North Townhomes as of record in Instrument 20160520-0050730. Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said unit.

Being part of the same property conveyed to Kenneth Greenberg and wife, Ashley Greenberg, by Warranty Deed from Kudzu Real Estate, Inc., recorded on February 16, 2017, of record Instrument No. 20170216-0015855, Register's Office for Davidson County, Tennessee.

This is improved property known as 1823 16th North, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of April, 2020.

_____ (SEAL)
Kenneth Greenberg

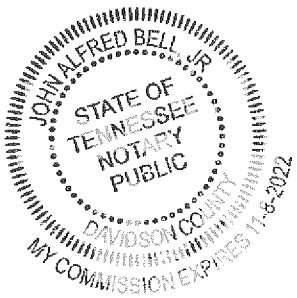
_____ (SEAL)
Ashley Greenberg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of April, 2020, before me personally appeared Kenneth Greenberg and Ashley Greenberg, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of April, 2020.

_____
Notary Signature
My commission expires:



AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $283,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
20th day of April, 2020.

MELODY WEATHERS STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 07-06-2020 DAVIDSON COUNTY

Notary Public
My commission expires: 7-6-20
File No. 2020-1106

True Copy Certification

I, John A Bell Jr., 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 TN

County of Davidson

Personally appeared before me, [illegible] a notary public for this county and state, John A Bell Jr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

DONNA LOWHORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 3-8-2021
Notary' Seal (if on paper)