Karen Johnson Davidson County
Batch# 400801 DEEDWARR
05/15/2020 09:23:30 AM 3 pgs
Fees: $18.00 Taxes: $954.60
20200515-0050463

2493

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Gabriel Sabbaj & Fernanda Monserrat Herrera Spieler
1101 18th Avenue South 407
Nashville, TN 37212

SEND TAX BILL TO:
Synovus Bank
PO Box 3668
Columbus, GA 31902-3668

MAP/PARCEL 104-04-0E-407.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Brian A. Christensen, Trustee of the Brian A. Christensen Trust, dated March 7, 2018, hereafter called the GRANTOR,** has bargained and sold, and by these presents, do transfer and convey unto **Gabriel Sabbaj Spieler and Fernanda Monserrat Herrera Spieler aka Fernanda M. Herrera Spieler, husband and wife, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 407, 1101 Eighteenth Avenue South, as shown on the Master Deed recorded at Instrument No. 20080607-0096688, re-recorded at Instrument No. 20060817-0101760, amended in Instrument No. 20090624-0058837, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brian A. Christensen, his successor(s) in trust, as Trustee of Brian A. Christensen Trust dated March 7, 2018 as amended and restated from time to time by Quitclaim deed from Brian A. Christensen, a married person of record in Instrument No. 20180509-0044274 Register's Office for Davidson County, Tennessee, dated May 03, 2018 and recorded on May 09, 2018.

This is improved property known as: **1101 18th Avenue South 407, Nashville, Tennessee 37212.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenant with the said GRANTEES that he is lawfully seized and

possessed of said land in fee simple, has a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind himself, his 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.

Possession to be given 8th day of May, 2020.

WITNESS MY HAND on this the 8th day of May, 2020

Brian A. Christensen, Trustee

Brian A. Christensen, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brian A. Christensen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee of the Brian A. Christensen Trust, the within named bargainor, and as such Trustee executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seals at office this 8th day of May, 2020.

NOTARY PUBLIC

My Commission Expires: _____

TAMMY SEXTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires July 13, 2020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $258,000.00.

AFFIANT

Subscribed and sworn to before me this the 8th day of May, 2020.

NOTARY PUBLIC

My Commission Expires: _____

TAMMY SEXTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires July 13, 2020

File No: 200196

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Ernest D Bennett III

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county and
Notary's Name

state, Ernest D. Bennett, III, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

