Karen Johnson Davidson County
Batch# 401332 DEEDWARR
05/18/2020 09:17:30 AM 4 pgs
Fees: $23.00 Taxes: $1,591.00
20200518-0051114

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF ~~DAVIDSON~~ BROWARD

The actual consideration or value, whichever is greater is $430,000.00

Affiant

Subscribed and sworn before me this the 30th day of ~~April~~ MAY, 2020.

Notary Public
My commission expires: 03/26/2024

Monica Giraldo
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG973637
Expires 3/26/2024

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Michael Elefante Jillian Elefante 123 Lea Avenue Nashville, TN 37210	CARDINAL FINANCIAL CO. LP DBA PEOPLES HOME EQUITY P.O. BOX 961292 FT. WORTH, TX 76161-0292	093-11-0C 005.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, NEW DIRECTION IRA F/B/O DAVID JAAP IRA, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MICHAEL LOUIS ELEFANTE AND JILLIAN CHRISTINE ELEFANTE, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 5 on the Plan of Rutledge House Condominiums, of record in Book 6200, Page 318, amended in Book 11700, Page 26, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to New Direction IRA F/B/O David Jaap IRA, by deed from Katelyn Rose Colvin, an unmarried woman, dated 12/22/2016, of record in Instrument No. 20161228-0136586, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 123 Lea Avenue, Nashville, TN 37210.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 1st day of May, 2020.

New Direction IRA F/B/O David Jaap IRA

BY: _____
Nick Nunu, Authorized Signer

STATE OF COLORADO
COUNTY OF BOULDER

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Nick Nunu, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Authorized Signer of New Direction IRA, Inc., and that he, as Authorized Signer, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Nick Nunu as such Authorized Signer.

Witness my hand and official seal this 1st day of May, 2020.

My commission expires: 1/8/21

_____
Notary Public

CHRIS STILLMAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20094000861
MY COMMISSION EXPIRES JANUARY 8, 2021

Witness my hand this the 30th day of April, 2020.

Read and Approved by David Jaap

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David Jaap, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of April, 2020.

My commission expires: 9/18/22

Notary Public



True Copy Certification

I, Devan P. Spinelli, 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 Florida

County of Broward

Personally appeared before me, Devan Spinelli a notary public for this county and state, [name of person making certification] 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: 05/16/2023

Notary' Seal (if on paper)

