Karen Johnson Davidson County
Batch# 413553 DEEDWARR
06/11/2020 01:26:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20200611-0059922

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT200500179

WARRANTY DEED

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05/08/2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 27th day of May, 2020

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rachael Pellegrino and Maxime Chevee **2120 Belmont Blvd #B4** **Nashville, TN 37212**	SYNOVUS BANK 800 SHADES CREEK PKWY BIRMINGHAM, AL 35209	**104-16-OE-014.00 CO**

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,

Pierre Bayou Properties, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rachael A. Pellegrino, an unmarried woman and Maxime Chevee, an unmarried man, as tenants in common with right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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 No. B-4, together with the appurtenant interest in the common elements of The Albemarle Condominiums, a horizontal property regime established by Master Deed of record in Instrument Number 20060309-0027782, amended in Instrument Number 20070131-0012862, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the amendment to the aforementioned Master Deed.

BEING the same property conveyed to Pierre Bayou Properties by Warranty Deed from Thomas Land Deleot, Jr., dated 6/27/2013 and recorded 7/3/2013 in Instrument Number 20130703-0068586, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **2120 Belmont Blvd #B4, 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 27th day of May, 2020.

Pierre Bayou Properties, LLC

By: _____

Elizabeth G. Beavers, Sole Member

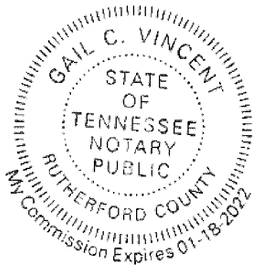
STATE OF TENNESEEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Elizabeth G. Beavers with whom I am personally acquainted and who upon his oath(s) acknowledged herself to be the Sole Member of Pierre Bayou Properties, LLC the within named bargainor, and corporation, and that she as such Sole Member being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Elizabeth G. Beavers as such Sole Member.

Witness my hand and official seal at office at Nashville, Tennessee on this the 27th day of May, 2020.

Commission Expires:_____

_____
Notary Public



True Copy Certification

I, **Angie Lawless**, 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, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022