Karen Johnson Davidson County
Batch# 433156 DEEDWARR
07/08/2020 01:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20200708-0073981

Name and Address of New Owner:
Emily Y. Brignola
3357 Golf Club Lane
Nashville, TN 37215

Send Tax Bills To:
Emily Y. Brignola
3357 Golf Club Lane
Nashville, TN 37215

This Instrument Prepared By:
Greg Fairbetter
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 104060N50800CO

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, **Matthew D. Stranges and Paula K. Stranges, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Emily Y. Brignola, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A Condominium Apartment in Davidson County, Tennessee, Being Unit No. 508 of Rose Hall, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6900, Page 379, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the Apartment's appurtenant undivided interest in the general and limited common elements of the condominiums.

Being the same property conveyed to Matthew D. Stranges and Paula K. Stranges, husband and wife by Warranty Deed from Danny M. Gurba and spouse, Carol L. Gurba, a one-half interest and Katharine N. Gurba, married, and Brad Bakker who joins in this conveyance for the purposes of transferring marital interest in this property, a one-half interest, the half interest as they relate to one another shall be held as joint tenants with the right of survivorship dated July 25th 2014 and recorded August 6th 2014 of record in Instrument No. 20140806-0070638 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2020 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 508 Rose Hall, Nashville, TN 37212

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 30th day of June, 2020.

_____(SEAL)
Matthew D. Stranges

_____(SEAL)
Paula K. Stranges

STATE OF OHIO
COUNTY OF FRANKLIN

On this 30th day of June, 2020, before me personally appeared Matthew D. Stranges and Paula K. Stranges, 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 30th day of June, 2020.

_____
Notary Signature
My commission expires 06-06-2023

NOTARIAL SEAL STATE OF OHIO

Richard A. Raber
Notary Public, State of Ohio
My Commission Expires 06-06-23

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 $310,000.00, 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
30th day of June, 2020.

_____
Notary Public
My commission expires: 11.8.21
File No. 20-1215

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV.8, 2021

True Copy Certification

I, Connie Taylor, 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 Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212