Name and Address of New Owner:
Sydney Salati
1712 McKinney Avenue
A
Nashville, TN 37208

Send Tax Bills To:
Sydney Salati
1712 McKinney Avenue
A
Nashville, TN 37208

Karen Johnson Davidson County
Batch# 457368 DEEDWARR
08/14/2020 11:11:30 AM 4 pgs
Fees: $23.00 Taxes: $1,213.60
20200814-0091275

This Instrument Prepared By:
Devan Spinelli
CLOSED LLC
1212 East Broward Boulevard
Suite 202
Fort Lauderdale, FL 33301

Map & Parcel No: 081 031 0I 001.00

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, **Andrew Bowden, a single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Sydney Salati, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee :

Land in Davidson County, Tennessee, being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for McKinney Avenue Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20151009-0103064, as amended in Instrument No. 20160526-0052905, in the Register's Office of Davidson County, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Andrew Bowden, by deed dated August 19, 2016 and recorded August 22, 2016 from C & H Properties, LLC, a Tennessee limited liability company, of record in Instrument Number 20160822-0087566, Register's Office for Davidson County, Tennessee.

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)
Andrew Bowden

STATE OF TENNESSEE
COUNTY OF Rutherford

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this 30th day of June, 2020, by Andrew Bowden.

_____
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known:_____ OR Produced Identification: X
Type of Identification Produced: TN DL

Notary Expiration: 02/19/2024

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ FLORIDA)
)
COUNTY OF BROWARD)

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 $328,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

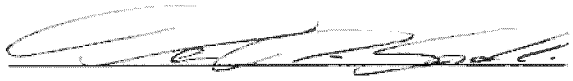
Sworn to and subscribed before me this
30th day of June, 2020.

Notary Public
My commission expires: 10·9·21
File No. 2020-445

Shawn Thomas Isenhour
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG145238
Expires 10/9/2021

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.

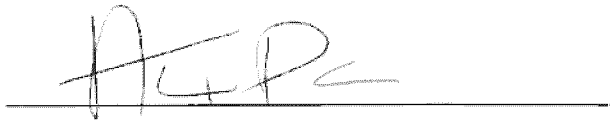


Signature **(Devan Spinelli)**

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 **(Alexandra Ponce)**

My Commission Expires: 05/16/2023

Notary' Seal (if on paper)

