Karen Johnson Davidson County
Batch# 498764 DEEDWARR
10/20/2020 10:02:00 AM 2 pgs
Fees: $13.00 Taxes: $858.27
20201020-0121854

This instrument prepared by:
James G. Rickman, Attorney
Maryville Title Agency
294 Gamble Ave.
Maryville, Tennessee 37801
File No.: MT-15695
CLT: Parcel 092-100H-025.00

Owner and Taxpayer:
Mallory Marketing, LLC
144 Woodruff Road
Farmington, CT 06032

WARRANTY DEED

THIS INDENTURE, Made this 15th day of October, 2020, between **Parker R. Borofsky and husband, Osvaldo M. Martinez,** of **Blount** County, Tennessee, First Parties, and **Mallory Marketing, LLC, a Connecticut Limited Liability Company,** Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ------ ONE AND NO/100------ DOLLARS ($1.00), and other good and valuable considerations to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell, and convey unto the said Second Parties, the following described premises and land, to-wit:

Being Unit 25, as established in Declaration of Covenants, Conditions and restrictions for Clifton Condos, a Horizontal Property Regime with Private Elements of record in Instrument No. 20180413-0035156 Register's Office for Davidson County, Tennessee, as amended, inclusive, with plat attached as Exhibit "D" to which Master Deed Reference is hereby made for a more particular description of said property.

Subject to a Stormwater Detention Agreement appearing of record in Instrument No. 20061220-0156948 and Instrument No. 20061221-0157035, Register's Office for said County.

Subject to a Storm Drainage Easement appearing of record in Instrument No. 20061221-0157074, Register's Office for said County.

Being the same property conveyed to Parker R. Borofsky and husband, Osvaldo M. Martinez, by Quit-Claim Deed, dated September 6, 2019 and filed for record in Instrument No. 20190909-0090700, in the Register's Office for Davidson County, Tennessee.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

THIS CONVEYANCE is made subject to applicable restrictions, setback lines, all existing easements and to all conditions as shown on the recorded map.

OWNER: **Mallory Marketing, LLC**
144 Woodruff Road
Farmington, CT 06032

Purported Property Address: 625 26th Ave N#301 Nashville, TN 37209

TO HAVE AND TO HOLD THE aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs or successors and assigns in fee simple forever.

And said First Parties, for themselves and for their heirs, executors, and administrators, do hereby covenant with said Parties, their heirs and assigns, that they are lawfully seized in fee-simple of the premises and land above conveyed, and have full power, authority and right to convey the same, that said premises and land are free from all encumbrances; except as hereinbefore provided, and current taxes, which shall be prorated as of the date of closing, and assumed by parties of the Second Part, and that they will forever warrant and defend the said premises and land and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties have hereunto set their hand(s) and seal(s) the day and year first above written.

Parker R. Borofsky

Osvaldo M. Martinez

STATE OF TENNESSEE
COUNTY OF Davidson

Personally, appeared before me, the undersigned authority, a Notary Public, Parker Borofsky and Osvaldo Martinez, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that **they/he/she** executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 15th day of October, 2020.

COURTNEY GOSS

NOTARY PUBLIC

My Commission Expires: 12/2/2023

COURTNEY GOSS
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY
MY COMMISSION EXPIRES DECEMBER 02, 2023

VALUATION AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $231,966.00

Affiant

Sworn to and subscribed before me, this the 15th day of October, 2020.

COURTNEY GOSS, Notary Public

My Commission Expires: 12/2/2023

COURTNEY GOSS
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY
MY COMMISSION EXPIRES DECEMBER 02, 2023