This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-9271-TC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $590,000.00.

Affiant

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 27th day of October, 2020.

Notary Public
My Commission Expires: 7/9/2024

Karen Johnson Davidson County
Batch# 504874 DEEDWARR
10/30/2020 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20201030-0126444

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael and Lisa Anne Taverrite 415 Church Street, Apt 1414 Nashville, TN 37219	CapStar Bank 2002 Richard Jones Road, Suite A300 Nashville, TN 37215	093-06-1J-076.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Laura Kacyn Goranson, an unmarried woman and David Allen, an unmarried man**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Michael Dominic Taverrite and Lisa Anne Taverrite, husband and wife**, 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:

A certain condominium apartment situated in Davidson County, Tennessee, being Unit No. 1414, together with the appurtenant common elements of the plan of Viridian Condominium, a condominium development, created under Title 66, Chapter 27, Section 101, et seq., as amended in Tennessee Code Annotated, and as established by Master Deed and By-Laws establishing a Horizontal Property Regime of Viridian, a Condominium, of record in Instrument No. 20061004-0122833, as revised and amended in Instrument No. 20061004-0122834; Instrument No. 20070711-0082578; Instrument No. 20100616-0046702; Instrument No. 20111006-0077592; Instrument No. 20120802-0068536; Instrument No. 20140128-0007721; as corrected by Scrivener's Affidavit of record in Instrument No. 20140530-0046816; and further amended in Instrument No. 20171002-0100849; Instrument No. 20180510-0045059; and in Instrument No. 20191211-0127973, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Master Deed, as amended. Reference is hereby made to the site plan appearing as Exhibit to said Master Deed, as amended, for a more complete description as to details and location of such Unit.

Being the same property conveyed to Laura Kacyn Goranson, an unmarried woman and David Allen, an unmarried man by Warranty Deed from William Robinson, unmarried, dated August 25, 2017, recorded August 25, 2017, of record in Instrument No. 20170825-0087729, Register's Office for Davidson County, Tennessee.

This is improved property located at: **415 Church Street, Apt 1414, Nashville, TN 37219.**

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this

instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of October, 2020.

GRANTOR:

Laura Kacyn Goranson

David Allen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Laura Kacyn Goranson and David Allen, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of October, 2020.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5/2/22

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

