RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2014684

Karen Johnson Davidson County
Batch# 519195 DEEDWARR
11/19/2020 01:41:30 PM 3 pgs
Fees: $18.00 Taxes: $2,219.63
20201119-0136410

WARRANTY DEED

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD EXP. 4-13-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of November, 2020.

NOTARY PUBLIC

My commission expires: 4-13-22

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Reid Berman and Diego Daryl Magana 1620B 6th Avenue North Nashville, TN 37208	Same address as new owner	081-08-0L-002.00 CO

FOR AND IN CONSIDERATION of the sum of Five Hundred Ninety Nine Thousand Nine Hundred and 00/100 Dollars ($599,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CHRISTOPHER MARTIN WALSH AND JAMIE A. WALSH, HUSBAND AND WIFE**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **THOMAS BERMAN AND DIEGO MAGANA**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. B of the 1620 Sixth Avenue Townhomes, a Horizontal Property Regime, created under Title 66, Chapter 27, Section 101 et seq., as amended in Tennessee Code Annotated, as established by Master Deed and By-Laws of Record in Instrument No. 20071009-0120295, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in the Master Deed. Reference is hereby made to the plat of the 1620 Sixth Avenue Townhomes as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office for a more complete identification and description of such unit.

Being the same property conveyed to Christopher Martin Walsh and Jamie A. Walsh, husband and wife from Christopher M. Walsh, also known as Christopher Martin Walsh, now a married man, by Quitclaim Deed dated 01/26/2020 and recorded 02/04/2020 in Instrument No. 20200204-0012908, Register's Office of said County.

Being the same property conveyed to Christopher M. Walsh, an unmarried man from Curtis L. Pierce II, a married man, by Warranty Deed dated 07/24/2014 and recorded 07/25/2014 in Instrument No. 20140725-0066222, Register's Office of said County.

The address of the herein described property is believed to be 1620B 6th Avenue North, Nashville, TN 37208, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 13th day of November, 2020.

CHRISTOPHER MARTIN WALSH

JAMIE A. WALSH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Christopher Martin Walsh and Jamie A. Walsh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 13th day of November, 2020.



Notary Public
My commission expires: 4-13-22

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside 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: _____.

Notary's Seal (If on paper)

