Box 14

File 33912-8

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $429,900.00.

Affiant

Subscribed and sworn before me this the 30th day of November, 2020.

Notary Public
My commission expires:

COLLEEN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 523016 DEEDWARR
12/01/2020 12:55:03 PM 2 pgs
Fees: $13.00 Taxes: $1,590.63

20201201-0139470

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Cris Allyn & Tayler Aliff 1813 7th Ave N #105 Nashville, TN 37208	Cardinal Financial Company PO Box 0054 Palatine, IL 60055-0054	081-08-4B-023.00 CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged. **JUSTINA K. HOOK, UNMARRIED,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **CRIS ALLYN, AN UNMARRIED MAN, AS TO AN UNDIVIDED 50% INTEREST, AND TAYLER ALIFF, AN UNMARRIED WOMAN, AS TO AN UNDIVIDED 50% INTEREST, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Property situated in Davidson County, Tennessee:

Being Unit No. 23, as shown on the plat attached as Exhibit "B' to the Declaration of Covenants Conditions and Restrictions for Salemtown Cottages, a Horizontal Property Regime with Private Elements, which is a planned unit development, as shown of record in Instrument No. 20130930-0102050, as amended by First Amendment to Declaration of Covenants, Conditions and Restrictions for Salemtown Cottages and Bylaws of Salemtown Cottages Homeowner's Association, Inc. of record in Instrument No. 20140509-0040031, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Justina K. Hook, unmarried, from Nathaniel J. Dittoe and Wenhong Huo, married to each other, by Quitclaim Deed dated August 24, 2018 of record in Instrument No. 20180919-0092820.

This is improved property known as 1813 7th Avenue N #105, Nashville, Tennessee 37208.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1813 7th Ave N #105, Nashville, TN 37208.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 30th day of November, 2020.

Justina K. Hook

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Justina K. Hook, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of November, 2020.

My commission expires:
9-6-22

Notary Public

