Karen Johnson Davidson County
Batch# 527899 DEEDWARR
12/09/2020 09:45:30 AM 4 pgs
Fees: $23.00 Taxes: $3,496.50
20201209-0143372

Name and Address of New Owner:
Jeffrey Joseph Eickholz and Laura Ellen Eickholz
1005 South Street
Nashville, TN 37203

Send Tax Bills To:
Jeffrey Joseph Eickholz and Laura Ellen Eickholz
1005 South Street
Nashville, TN 37203

This Instrument Prepared By:
CLOSED HOM LLC
836 North Thompson Lane
Suite 1D
Murfreesboro, TN 37129

Map & Parcel No: 105-01-2C-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 Finger, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jeffrey Joseph Eickholz and Laura Ellen Eickholz, husband and wife,** "the Grantees," the following described real estate in Sumner County, Tennessee:

> Land in Davidson County, Tennessee, being Unit A on the Declaration of Covenants, Conditions, and Restrictions of The 1005 South Street Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160602-0055689, said Register's Office to which plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed Andrew Finger by Deed dated February 18, 2020, and recorded February 24, 2020, from Jeffrey W. Mathews as Instrument No. 20200224-0020197, in the Register's Office for Davidson County, Tennessee.
>
> This is improved property also known as 1005 South Street, Nashville, TN 37203.

This conveyance is subject to the following:

1.) All matters on the Plan of record in Instrument No. 20160602-0055689, Register's Office for Davidson County, Tennessee.
2.) Provisions of the Tennessee Horizontal Property Act, *Tennessee Code Annotated, Sections 66-27-201 et seq.*, incorporated herein by reference.
3.) All encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a

preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 25th day of November, 2020.

Andrew Finger (SEAL)
Andrew Finger

STATE OF Texas
COUNTY OF Tarrant

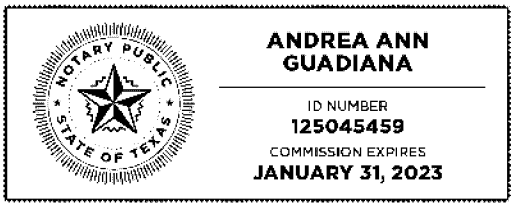
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andrew Finger, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 25th day of November, 2020.

Andrea Ann Guadiana
NOTARY PUBLIC

My commission expires: 01/31/2023

Notarized online using audio-video communication



AFFIDAVIT OF VALUE

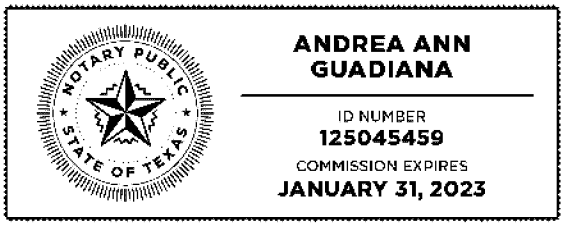
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $945,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Andrew Finger
(Affiant)

State of Texas County of Tarrant
Sworn to and subscribed before me this 25th day of November, 2020, by Andrew Finger

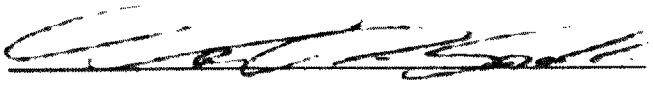
Andrea Ann Guadiana
Notary Public
My commission expires: 01/31/2023
Notarized online using audio-video communication



File No. 2020-928

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.

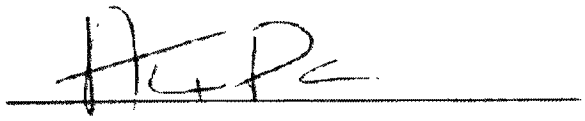


Devan Spinelli

STATE OF FLORIDA

COUNTY OF BROWARD

Personally appeared before me, Alexandra Ponce, a notary public for this county and state, Devan Spinelli, 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)

