Karen Johnson Davidson County
Batch# 554613 DEEDWARR
01/14/2021 02:32:35 PM 2 pgs
Fees: $13.00 Taxes: $1,757.50

20210114-0006622

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$475,000.00.**

Affiant

Subscribed and sworn to before me, this the 12th day of January, 2021.

Notary Public

My commission expires: 7/9/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Sadrac Rodriguez	NEW OWNER	
940 Russell Street #D		082 16 0L 004.00-C0
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Kurtis Justin Dehut, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sadrac Rodriguez, an unmarried man

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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit D as specified on the Plat shown in the Declaration of Covenants, Conditions, and Restrictions Establishing The Valentino, a Condominium, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration for The Valentino, a Condominium, of record under Instrument No. 20130816-0086262, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of The Valentino, a Condominium, for placement of Units, as shown on Exhibit "E" to the Declaration of record under Instrument No. 20130816-0086262, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Kurtis Justin Dehut, an unmarried man, by Deed dated April 25, 2014 from First Place Development, LLC, of record in Instrument No. 20140501-0036651, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Kurtis Justin Dehut, pursuant to a Power of Attorney executed by him on the 12th day of January, 2021, of record in Instrument No. 20210114-0006621 **, Register's Office for Davidson County, Tennessee.**

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as set out on Exhibit "E" to the Declaration as shown in Instrument No. 20130816-0086262, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) All matters shown on the Plan of record in Plat Book 57, Page 87, Register's Office for Davidson County, Tennessee. (3) Declaration of Covenants, Conditions and Restrictions Establishing The Valentino, a Condominium, of record in Instrument No. 20130816-0086262 and By-Laws appended thereto, Register's Office for Davidson County, Tennessee. (4) Taxes for the current year which were prorated and paid by the Grantor herein.

This is improved (__X__) Unimproved (____) property, known as **940 Russell Street #D, Nashville, TN 37206**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-JD-VRES-20-940D

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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. 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/our hand(s) this 12th day of January, 2021.

Kurtis Justin Dehut by: John T. Cook, Atty in Fact

Kurtis Justin Dehut by John T. Cook, Attorney-in-Fact

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **John T Cook**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Kurtis Justin Dehut**, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Kurtis Justin Dehut**, for the purpose therein contained, by signing the name of **Kurtis Justin Dehut**, by himself as Attorney-in-Fact.

Colleen Walters

Notary Public

My Commission Expires: 5/9/23

