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& Rosenthal Title, Inc.
Westgate Circle, Suite 150
37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 564337 **DEEDWARR**
01/29/2021 10:50:39 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20210129-0013247

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES DECEMBER 15, 2021

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Elizabeth Marie DiFlorio, unmarried woman 2209 B 15th Ave N Nashville, TN 37208	New Owner	081-03-0T-002.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Stasia Spivy and Timothy Spivy, Jr., wife and husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Elizabeth Marie DiFlorio, unmarried woman**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being Unit No. B of Homes at 2209 15th Avenue North, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Homes at 2209 15th Avenue North, a Horizontal Property Regime with Private Elements of record in Instrument Number 20160908-0094492, in the 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; said Unit being depicted on Exhibit "B" to said Master Deed; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Stasia Spivy and Timothy Spivy, Jr., wife and husband as joint tenants by Warranty Deed from Urban Development Group, LLC, a limited liability company, and Javier Garrido Carrasco, dated 04/27/2018 and recorded 05/01/2018, of record in Instrument 201805010041220, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 2209 B 15th Ave N, 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 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. 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 the 27 day of January, 2021.

Stasia Spivy

Timothy Spivy, Jr.

STATE OF SOUTH DAKOTA

COUNTY OF Pennington

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Stasia Spivy and Timothy Spivy, Jr. with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 27 of January, 2021.

Notary Public

My Commission Expires:

(SEAL) My Commission Expires 5-3-2024

STEPHANIE HURLEY
NOTARY PUBLIC - SEAL
SOUTH DAKOTA