Karen Johnson Davidson County
Batch# 567521 DEEDWARR
02/03/2021 01:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,565.10
20210203-0015729

Name and Address of New Owner:
Colum G. Cronin and Anh Q. Duong
924A Delmas Avenue
Nashville, TN 37216

Send Tax Bills To: ~~New Owner~~ ONY Glo Inc DBA LoanLock
6 Hutton Centre Dr Ste 1030
Santa Ana, CA 92707

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 072090O00100CO

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, **Erin Iamartino, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Colum G. Cronin, a single person and Anh Q. Duong, a single person, joint tenants with right of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of 924 Delmas Avenue Townhomes, a horizontal property regime with private elements, shown as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140603-0048099, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Erin Iamartino, unmarried by Warranty Deed from Joseph Davis and Jordan Holden, husband and wife, dated February 13, 2020, of record in Instrument No. 20200219-0018591, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 924A Delmas Avenue, Nashville, TN 37216

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

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of February, 2021.

(SEAL)
Erin Iamartino

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of February, 2021, before me personally appeared Erin Iamartino, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of February, 2021.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

Notary Signature
My commission expires: 11-8-21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ Williamson)

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 $423,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
2nd day of February, 2021.

BETHANY D. SCOTT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires: 3/7/22
File No. 21-1739

True Copy Certification

I, **Nick Harris**, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, **Bethany D. Scott**, a notary public for this county and state, **Nick Harris**, 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: 3/7/22

