Warranty Deed

Karen Johnson Davidson County Batch# 569689 DEEDWARR 02/08/2021 09:14:30 AM 3 pgs Fees: $18.00 Taxes: $1,905.50 20210208-0017396	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $515,000.00. Affiant Subscribed and sworn to before me, this the 4th day of February, 2021. Notary Public My commission expires: 11-16-23

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Angelica Diamond Salvatore Terregino	New Owner(s)	072-10-4A-002.00-CO
1408B Otay Street		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DANIEL MCDONOUGH, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANGELICA DIAMOND AND SALVATORE TERREGINO, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, being Unit 1408B of 1408 Otay Street, as shown as Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Townhomes at 1408 Otay Street, a Horizontal Property Regime with Private Elements, (the "Declaration") recorded on the 3rd day of May, 2016, as Instrument No. 20160503-0043254 and Amended as Instrument No. 20170301-0020279, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property. This conveyance shall also include any and all rights and ownership conferred on Units 1408A and 1408B by the Declaration.

Being the same property conveyed to Daniel McDonough, an unmarried man by Warranty deed from D221, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170418-0037671 Register's Office for Davidson County, Tennessee, dated April 18, 2017 and recorded on April 18, 2017 and Scrivener's Affidavit recorded on May 12, 2017, in Instrument No. 20170512-0047549.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1408B Otay Street, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Return to:
MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 4th day of February, 2021.

Daniel McDonough

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Polk

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Daniel McDonough, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 02 day of February, 2021.

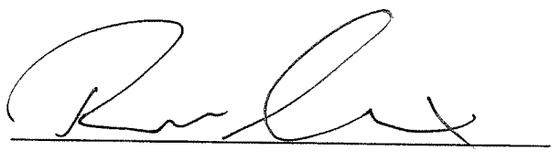
Notary Public

My Commission Expires: 04/05/2024

Ricardo Ignacio
NOTARY PUBLIC
My Comm. Expires
April 05, 2024
No. GG 965770
STATE OF FLORIDA

Certificate of Authenticity

I, Ryan Lux, 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.

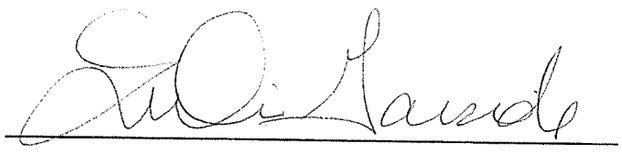


Signature

State of Tennessee

County of Davidson

Personally appeared before me, Leslie Garside, a notary public for this county and state, Ryan Lux 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: 1/3/23

Notary's Seal (If on paper)

