THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 21-2779
Parcel ID: 081 02 2J 001.00

Karen Johnson Davidson County
Batch# 573077 DEEDWARR
02/11/2021 10:05:04 AM 2 pgs
Fees: $13.00 Taxes: $1,417.10

20210211-0019666

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Property Address:
2231 A 24th Avenue North, Nashville, TN 37208

Warranty Deed

Send Tax Statements To:
BancorpSouth bank
914 Murfreesboro Rd.
Franklin, TN 37064

Address of New Owner:
Eric David Tufte
2231 A 24th Av. N.
Nashville, TN. 37208

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **STEPHANIE SPADARO, an unmarried woman,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **ERIC DAVID TUFTE, an unmarried man**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Being Unit A of 2231 24th Ave N Townhomes, a Horizontal Property Regime with Private Element's located in Davidson County, Tennessee, and described in the Declaration of Covenants, Conditions and Restrictions for 2231 24th Avenue North Residences, of record as Instrument No. 20180517-0047365, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said Unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, co-owners and tenants of 2231 24th Avenue North Residences, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit C to said Declaration appearing of record as Instrument No. 20180517-0047365, and My-Laws appended thereto as Exhibit "B" said Register's Office, are incorporated hereby for reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to STEPHANIE SPADARO by Deed dated July 24, 2019 from PB INVESTMENTS LLC (1/2) and JAMES C. MOORE (1/2), recorded July 30, 2019, in Instrument Number 20190730-0074905, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 2231 A 24th Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, his heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2021 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Exhibit C of Instrument No. 20180517-0047365, Register's Office for Davidson County, Tennessee.

3. Sewer easement as contained in Book 4144, page 644, Register's Office for Davidson County, Tennessee.

4. Bylaws for Homeowners Association of record in Exhibit B of Instrument No. 20180517-0047365,
Registers office for Davidson County, Tennessee.

5. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180517-0047365, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this 10 day of February, 2021.

Stephanie Spadaro
STEPHANIE SPADARO

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **STEPHANIE SPADARO**, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 10 day of February, 2021.

Notary Public

My Commission Expires: 2-4-23

Stephanie A. Glenn
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $383,000.00.

Sandy McCollum
Affiant

SWORN TO and subscribed before me on this 10th day of February, 2021.

Notary Public
My Commission Expires: 2-4-23

Stephanie A. Glenn
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY