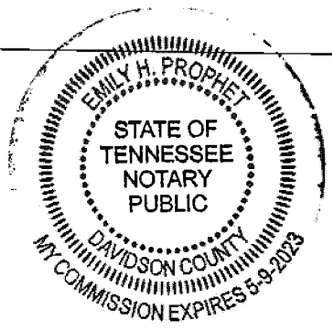


State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is
$ 230,000.00

Affiant

Subscribed and sworn to before me, this the 18 day of February, 2021.

Notary Public

My commission expires: (AFFIX SEAL)

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JAMES H. NIXON, III AND LORI W. NIXON	**JAMES H. NIXON, III AND LORI W. NIXON**	117-15-OA-189.00 CO
4706 Lealand Lane Nashville, TN 37220-1039	4706 Lealand LN Nashville, TN 37220-1039	Karen Johnson Davidson County Batch# 575527 DEEDWARR 02/23/2021 10:21:30 AM 3 pgs Fees: $18.00 Taxes: $851.00 20210223-0021806

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

RICHARD SALVESTRIN AND SHANNON SALVESTRIN, HUSBAND AND WIFE,

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

JAMES H. NIXON, III AND LORI W. NIXON, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Unit No. U-5 on the Plan of Green Hills Terrace Condominiums of record in Book 5200, page 64, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Green Hills Terrace, a horizontal property regime established by Master Deed of record in Book 5304, page 702, said Register's Office.

Being the same property conveyed to RICHARD SALVESTRIN AND SHANNON SALVESTRIN, by deed from DENNIS V. HARRIS, UNMARRIED, of record as Instrument No. 20180430-0040518, dated April 24, 2018, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 1900 Richard Jones Road, #U5, Nashville, TN 37215.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is 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 covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 17th day of February, 2021.

Richard Salvestrin By: Emma Salvestrin, His Attorney in Fact

RICHARD SALVESTRIN
BY: EMMA SALVESTRIN, HIS ATTORNEY IN FACT

Shannon Salvestrin By: Emma Salvestrin, Her Attorney in Fact

SHANNON SALVESTRIN
BY: EMMA SALVESTRIN, HER ATTORNEY IN FACT

State of Tennessee)

County of Davidson)

On this 17th day of February, 2021, before me personally appeared, EMMA SALVESTRIN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **RICHARD SALVESTRIN AND SHANNON SALVESTRIN**, and who acknowledged that she executed the same as the free act and deed of **RICHARD SALVESTRIN AND SHANNON SALVESTRIN.**

Witness my hand, at office, this 17th day of FEBRUARY, 2021.

NOTARY PUBLIC

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

TRUE COPY CERTIFICATION

I, EMILY PROPHET, do hereby make oath that I am a licensed title agent and 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.

E Prophet

SIGNATURE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, CHELLI MONTGOMERY, a notary public for this county and state, EMILY PROPHET, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Richelle B. Montgomery

NOTARY PUBLIC

My Commission expires: July 5, 2021

