This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
TNN-21-0064

Karen Johnson Davidson County
Batch# 589234 **DEEDWARR**
03/11/2021 09:49:15 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20210311-0032177

STATE OF TENNESSEE
COUNTY OF Miami Dade

The actual consideration or value, whichever is greater, is $290,000.00

Sworn to and subscribed before me this 9th day of March, 2021.

Notary Public State of Florida
Shurla Roban
My Commission HH 085726
Expires 02/03/2025

Rossana Franklin
Affiant

Notary Public

ID: DRLic 117363236

Address of New Owner:
Mr. & Mrs. Keith Kitchell
1117 Bradley Dr.,
Franklin, TN 37069

Send Tax Bills to:
New Owner

Map-Parcel Numbers:
082-14-0A-026.00-CO

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Rossana Franklin, a single woman,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Keith Kitchell and Sharry Kitchell, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 1044 as specified on the Plat shown in the Master Deed, on the Plan of Riverfront Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Riverfront Condominiums, of record under Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671, Instrument No. 20060518-0058640, and Instrument No. 20150402-0029055, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appenced thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Riverfront Condominiums for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671, Instrument No. 20060518-0058640, and Instrument No. 20150402-0029055, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Rosanna Franklin by Quitclaim deed from Joshua Franklin of record in Instrument No. 20071029-0127438 Register's Office for Davidson

County, Tennessee, dated June 21, 2007 and recorded on October 29, 2007. Rosanna Franklin is also known as Rossana Franklin.

Being also known as 1044 1st Ave. North, Nashville, TN 37201

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, her heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand, this 9 day of March, 2021.

Rossana Franklin

STATE OF Florida
COUNTY OF Miami Dade

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Rossana Franklin, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of March, 2021.

Notary Public State of Florida
Shuria Roban
My Commission HH 085728
Expires 02/03/2025

Notary Public
My Commission Expires: