This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $195,165.00.

Affiant

Subscribed and sworn before me this the 5th day of April, 2021.

Notary Public
My commission expires:

CHARLES D LIGHT IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

Karen Johnson Davidson County
Batch# 609249 DEEDWARR
04/07/2021 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $722.11
20210407-0045759

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Paige Dudek 1509 21st Avenue North Nashville, TN 37208	New Owner	081-15-0C-001.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JUSTIN BARNETT, a single man,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **PAIGE DUDEK, an unmarried woman,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Unit No. 1509A on the plan of 1509 21st Avenue North Townhomes, as shown on Plan attached as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for 1509 21st Avenue Townhomes of record in Instrument Number 20180907-0088751, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Justin Barnett, a single man, by Warranty Deed from Anchored Development, LLC, a Tennessee limited liability company, dated 8/30/2019 and recorded 9/4/2019 in Instrument Number 20190904-0089077, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1509 21st Avenue North, Nashville, TN 37208.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 5th day of April, 2021.

Justin Barnett

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Justin Barnett,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of April, 2021.

My commission expires: 11-6-2023

Notary Public

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

