

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$599,999.00.**

Affiant

Subscribed and sworn to before me, this the 23rd day of April 2021.

Notary Public

My commission expire (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 624361 DEEDWARR
04/28/2021 09:51:53 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20210428-0056521

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:
JOANNA LEIGH SHECHTEL	new owner	**091-02-4I-003.00 CO**
6009 A Pennsylvania Avenue		
Nashville, TN 37209		

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 **ARMANDO P. STALEY AND ASHLEY STALEY, HUSBAND AND WIFE,**

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

JOANNA LEIGH SHECHTEL, a single woman

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 6009A, of 6009 Pennsylvania Avenue Townhomes, as established by Declaration of Covenants, Conditions, and Restrictions of 6009 Pennsylvania Avenue Townhomes, as shown on plat of record in Instrument No. 20170912-0093267, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to ARMANDO P. STALEY AND ASHLEY STALEY, HUSBAND AND WIFE, by deed from REGAL DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20171017-0106310, dated October 16, 2017, 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-P2/6009A

This is improved property known as 6009 A Pennsylvania Avenue, Nashville, TN 37209.

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 15th day of April, 2021

ARMANDO P. STALEY

ASHLEY STALEY

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **ARMANDO P. STALEY AND ASHLEY STALEY, HUSBAND AND WIFE** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of April, 2021.

NOTARY PUBLIC
My Commission Expires: 5-9-2023

