WARRANTY DEED

Karen Johnson Davidson County
Batch# 631814 DEEDWARR
05/07/2021 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $432.90
20210507-0061965

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $117,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 05/04/2021

NOTARY PUBLIC

MY COMMISSION EXPIRES 8/2/2023

HEATHER TACKETT STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-3694

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Molly Sehring and Giovanni Badilla	Molly Sehring & Giovanni Badilla	043-10-0B-084.00-CO
555 North Dupont Avenue Unit D84	335 Valeria st.	
Nashville, TN 37115	Nashville TN 37210	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Elizabeth Rosa Dimeola, a single woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Molly Sehring and Giovanni Badilla, wife and husband

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being unit No. D-84 on the Plan of Madison Park Condominiums, Phase II, as Established by the Master Deed of record in Plat Book 5462, Page 614, as Corrected in Book 5608, page 551, and Amended in Book 8014, Page 416, and shown on the plan of record in Book 5200, Page 179 through 182, 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 Rosa Dimeolo by Warranty deed from Gary A. Rose and wife, Mary S. Rose of record in Instrument No. 20050103-0000270 Register's Office for Davidson County, Tennessee, dated December 22, 2004 and recorded on January 03, 2005.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 555 North Dupont Avenue Unit D84 Nashville, TN 37115

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 that we are 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 GRANTEES, their 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 on May 4, 2021}.

Emily Green CVR

Elizabeth Rosa Dimeola By, Emily Green, Conservator

STATE OF TENNESSEE

COUNTY OF Robertson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Emily Green with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Elizabeth Rosa Dimeola for the purposes therein contained, and who further proved to me that she is the Conservator for Elizabeth Rosa Dimeola and is **authorized to execute this instrument pursuant to court order in Docket No. 20P2055, Second Circuit Court for Davidson County, Tennessee.**

Witness my hand and official seal, this May 4, 2021.

Heather Tackett

Notary Public

My Commission Expires: 5/21/2023

HEATHER TACKETT
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

File #: 2021-3694

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

