This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-11188-RR

Karen Johnson Davidson County
Batch# 632953 DEEDWARR
05/11/2021 10:08:30 AM 3 pgs
Fees: $18.00 Taxes: $2,108.99
20210511-0063117

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-11188-RR

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $569,996.00.

Affiant

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 6th day of May, 2021.

Notary Public
My Commission Expires: 1/3/2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
John Parisi and Ashely Degel 813 40th Avenue North Nashville, TN 37209	CrossCountry Mortgage, LLC 6850 Miller Road Brecksville, OH 44141	091-08-0-316.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Alex Silver, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **John Parisi, a single man and Ashely Degel, a single woman, as joint tentants with rights of survivorship**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 6 of Block "R" on the Map of the Subdivision, of parts of Lots 19 and 20, Clifton Plan, called Plan No. 3, of West Nashville, not of record, described as follows:

Beginning on the Westerly margin of 40th Avenue North, formerly Clifton Avenue, at the Northwest corner of the property conveyed to Mollie Feigenbaum, et al, by deed from Mollie Acklin, of record in Book 1166, Page 417, Register' s Office for said County, being the corner of Lots Nos. 6 and 7; thence with said avenue Northwardly 30 feet to the corner of Lots Nos. 5 and 6; thence with the line between said two lots Westwardly 115 feet to the Easterly margin of an alley; thence with said alley Southwardly 30 feet to the corner of said Lots Nos. 6 and 7; thence with the line between said two lots Eastwardly 115 feet to the beginning.

Being the same property conveyed to Alex Silver by Warranty deed from Jasper Smith, Jr., unmarried of record in Instrument No. 202009300112374 Register's Office for Davidson County, Tennessee, dated September 29, 2020 and recorded on September 30, 2020.

This is ☑ improved or ☐ unimproved property located at: **813 40th Avenue North, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 and assigns forever; and we do covenant with 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 is 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of May, 2021

GRANTOR:

Alex Silver

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Alex Silver, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of May, 2021.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5/2/22

202105110063117

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

