Karen Johnson Davidson County
Batch# 636643 DEEDWARR
05/14/2021 11:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,008.25
20210514-0065303

WARRANTY DEED
File No.: 2021-0127

STATE OF ~~TENNESSEE~~ IL.
COUNTY OF Cook

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$272,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 06/22/2022
(AFFIX SEAL)

Official Seal
Daniel Durling
Notary Public State of Illinois
My Commission Expires 06/22/2022

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title of Tennessee LLC
1602 W. Northfield Blvd., #2
Murfreesboro, TN 37129
615.203.3054

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Meseret Yelbie	New Owners	94 16 E 102.00CO
607 Spence Enclave Way	at property	
Nashville, TN 37210	address	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by, the undersigned, **Anthony N Venturella, married** has this day bargained and sold and does hereby transfer and convey unto, **Meseret Yelbie**, a single woman their heirs and assigns, forever, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 102 on the Plan of Spence Enclave Townhomes, a Planned Unit Development, of record in Instrument No. 20061115-0141672 and amended in Instrument No. 20061117-0142842 and Instrument No. 20061213-0153595, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Anthony N. Venturella, a married man by Warranty Deed from J.R. York Homes, LLC of record in 20070507-0054644, Register's Office for Davidson County, Tennessee, dated April 30, 2007 and recorded on May 7, 2007.

This conveyance is further subject to (1) applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 607 Spence Enclave Way, Nashville, TN 37210

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. 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 our hands this 5th day of May, 2021.

Anthony N. Venturella

STATE OF I. L.

COUNTY OF Cook

I, Daniel Durling, a Notary Public for the County of and State of ~~South~~ I. L. ~~Carolina~~, do hereby certify that Anthony N.Venturella personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 10th of May, 2021.

Notary Public

My Commission Expires: 06/22/2022

(SEAL)

Official Seal
Daniel Durling
Notary Public State of Illinois
My Commission Expires 06/22/2022

RETURN RECORDED DOCUMENTS TO:

CORNERSTONE TITLE OF TENNESSEE LLC
1602 W. NORTHFIELD BLVD., #2
MURFREESBORO, TN 37129
615.203.3054

Witness our hands this 10th day of May, 2021.

Sonya Cox Venturella
Sonya Cox Venturella

STATE OF South Carolina
COUNTY OF Florence

I, Kavalyne Lowe, a Notary Public for the County of and State of South Carolina, do hereby certify that Sonya Cox Venturella personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 10th of May, 2021.

Kavalyne Lowe
Notary Public

My Commission Expires: 9/28/2028

(SEAL)

RETURN RECORDED DOCUMENTS TO:

CORNERSTONE TITLE OF TENNESSEE LLC
1602 W. NORTHFIELD BLVD., #2
MURFREESBORO, TN 37129
615.203.3054

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson

Personally appeared before me, ASHLEE D PAGE a notary public for this county and state, EMILY REED who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022