THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210233167**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $431,000.00 Affiant Subscribed and sworn to before me, this 14th day of May, 2021. Notary Public My Commission Expires: 5/2/22

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5/2/2022

Karen Johnson Davidson County
Batch# 639369 DEEDWARR
05/19/2021 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,594.70
20210519-0067769

WARRANTY DEED

Address New Owner: Andrzej Balinski and Magdalena Paszewska 117 Jefferson Square Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-05-0A-117.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Page V. Salenger and Talia Salenger, as joint tenants with right of survivorship** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Magdalena Paszewska and husband, Andrzej Balinski**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 117 , on the Horizontal Property Regime for Jefferson Square Townhouses Condominium Apartments, Section One, as recorded in the Master Deed of record in Book 4731, page 332, amended in Book 5826, page 693 and Book 8550, page 3 and as shown on plat of record in Plat Book 4675, page 12, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to PAGE V. SALENGER, by deed from DAVID SPRINGSTEEN AND SHANNON SPRINGSTEEN, HUSBAND AND WIFE, TENANTS BY THE ENTIRETY, of record in Instrument No. 20181126-0114972 , dated November 21, 2018 , said Register's Office.

Being the same property conveyed to PAGE V. SALENGER AND TALIA SALENGER, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from PAGE V. SALENGER, of record in Instrument No. 20181204-0117959 , dated November 21, 2018 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 131-05-0A-117.00 CO.

Matters shown on the Plan of record in Plat Book 4675, page 12, said Register's Office.

Master Deed and By-Laws of record in Book 4731, page 332, amended in Book 5826, page 693, Book 8550, page 3, Instrument No. 20051027-0130020 and Instrument No. 20100503-0033416, said Register's Office. By-laws being amended in Book 5676, page 31, Book 5700, page 719, Book 8036, page 54, Book 8057, page 179, Book 8231, page 418, Book 8550, page 973, Book 9276, page 249, and Book 10355, page 306, said Register's Office.

Grant of overhead line easement to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electri Power Board of said Government of record in Instrument No. 20020122-0008268, said Register's Office.

Grant of easement to Comcast of Nashville I, LLC, of record in Instrument No. 20130517-0050158, said Register's Office.

This is improved property located at 117 Jefferson Square Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 14th day of May, 2021.

Page V. Salenger

Page V. Salenger

Talia Salenger by Page V. Salenger her Attorney-in-Fact

Talia Salenger by Page V. Salenger, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Page V. Salenger, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of May, 2021.

Notary Public

My Commission Expires: 5/7/2024

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Page V. Salenger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Talia Salenger and that she is authorized by Talia Salenger to execute this instrument on her behalf.

Witness my hand, at office, this 14th day of May, 2021.

Notary Public

My Commission Expires: 5/7/2024

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

WHEN RECORDED RETURN TO:
Momentum Title, LLC
131 Saundersville Rd #130
Hendersonville TN 37075
File No. 6-10854-RL

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.

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.

Notary Signature

My Commission Expires: 3-6-2024

