Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-2727

Karen Johnson Davidson County
Batch# 640297 DEEDWARR
05/19/2021 03:42:30 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20210519-0068188

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~Williamson~~ Collier

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 13th day of May, 2021

Notary Public

Commission Expires: 9/24/23

KIMBER SUE JOHNSON
MY COMMISSION #GG916111
EXPIRES: SEP 24, 2023
Bonded through 1st State Insuranc

Address of New Owner	Send Tax Bills To:	Map & Parcel
Leah Nick 610 21st Avenue North Nashville, TN 37203	Same	092-07-0I-302.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Joseph R. Epifanio and Alyson B. Epifanio, husband and wife,

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Leah Nick

HEREINAFTER CALLED THE GRANTEES, 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. 302 of The 1865, a Condominium, and described in a Declaration Establishing The 1865. A Condominium of record in Instrument No. 20190314-0023483 and amended in Instrument No. 20190712-0068003, 20191007-0102697 and 2019010-0104084, register's Office for said County to which reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Joseph R. Epifanio and Alyson B. Epifanio, husband and wife by Warranty deed from The 1865 Condominiums, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20191227-0134062 Register's Office for Davidson County, Tennessee, dated December 19, 2019 and recorded on December 27, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

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 so 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.

Dated this the 13th day of May, 2021.

Alyson B. Epifanio

Joseph R. Epifanio

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~WILLIAMSON~~ Collier

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Alyson B. Epifanio and Joseph R. Epifanio** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 13th day of May, 2021.

Notary Public
My Commission Expires:

~~KIMBER SUE JOHNSON~~
MY COMMISSION #GG916111
EXPIRES: SEP 24, 2023
Bonded through 1st State Insurance

(Notary Seal)

True Copy Certification

I, John A. Bell Jr., 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 TN

County of Davidson

Personally appeared before me, Leah Moore, a notary public for this county and state, John A. Bell Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01-06-2025

Notary Seal (if on paper):

LEAH MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025