Karen Johnson Davidson County
Batch# 659956 DEEDWARR
06/18/2021 03:07:30 PM 2 pgs
Fees: $13.00 Taxes: $1,609.50
20210618-0082851

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):

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $435,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of June, 2021.

Notary Public

My commission expires:

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

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Crosby Wright and Liana Cornacchio	New owners	**093-09-0A-003.00-CO**
1510 Demonbreun St Unit 503		
Nashville, TN 37203		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, We,

Christopher Marlow and Lindsay Marlow, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Crosby Wright and Liana Cornacchio, joint tenants with right of survivorship

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 503 of The Rhythm at Music Row, a Condominium Development established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Rhythm at Music Row of record in Instrument 20070725-0088390, amended in Instrument 20080219-0015612, Instrument 20080410-0036475, Instrument 20080701-0068043, Instrument 20081201-0116444, Instrument 20090608-0053187, Instrument 20090625-0059073, Instrument 20110324-0022950 and Instrument No. 20110906-0068936, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christopher Marlow and Lindsay Marlow, husband and wife by Special Warranty deed from Patrick Ottinger and wife, Cheryl Ottinger (being one in the same as Patrick S. Ottinger and wife, Cheryl C. Ottinger) through their attorney-in-fact, Talbott P.

Ottinger of record in Instrument No. 20131004-0104428 Register's Office for Davidson County, Tennessee.

This is improved property known as **1510 Demonbreun St Unit 503, Nashville, TN 37203.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 17th day of June, 2021.

Christopher Marlow

Lindsay Marlow

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Christopher Marlow and Lindsay Marlow, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 17th day of June, 2021.

Notary Public
My Commission Expires: 8.20.2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Lenders Title Company File No. 21-000229-528

SP 11/2015