RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2115858

Karen Johnson Davidson County
Batch# 664738 DEEDWARR
06/24/2021 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,918.45
20210624-0086076

**WARRANTY DEED**

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $518,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of June, 2021.

Katherine Warren
NOTARY PUBLIC

My commission expires: 4-13-22

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| David Nicholas Tamburri and<br>David Patrick Tamburri<br>900 20th Avenue S Unit 1509<br>Nashville, TN 37212 | NEW OWNER | 092160E16100CO |

FOR AND IN CONSIDERATION of the sum of Five Hundred Eighteen Thousand Five Hundred and 00/100 Dollars ($518,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **WILSON P. REN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **DAVID NICHOLAS TAMBURRI AND DAVID PATRICK TAMBURRI**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Unit No. 1509, together with the appurtenant interest in the common elements of The Adelicia, A Condominium, a horizontal property regime established by Master Deed of record in Instrument No. 20060222-0020964, as amended and restated by instrument of record in Instrument No.20071212-0143307 further amended in Instrument No.20090818-0077786, Register's Office for said County (collectively, the Master Deed), said Unit being depicted on Condominium Plat attached as Exhibit B to the aforementioned Master Deed.

Together with Parking Space Number(s) 76, which is assigned as a Limited Common Element appurtenant to the above described Unit, as set forth and defined in the Master Deed.

Being the same property conveyed to Wilson P. Ren from Zach Katz and Irina Katz, husband and wife, by Warranty Deed dated 09/09/2019 and recorded 09/12/2019 in Instrument No. 20190912-0092615, Register's Office of said County.

Being the same property conveyed to Zach Katz and Irina Katz, husband and wife from Jana Briggs, unmarried, by Warranty Deed dated 05/26/2017 and recorded 06/01/2017 in Instrument No. 20170601-0054659, Register's Office of said County.

The address of the herein described property is believed to be 900 20th Avenue S Unit 1509, Nashville, TN 37212, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 18th day of June, 2021.

**WILSON P. REN**

STATE OF New York
COUNTY OF New York

Personally appeared before me, a Notary Public, Wilson P. Ren, 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 seal, this the 18th day of June, 2021.

Tyease M. Wilson, NP
Notary Public

Tyease M. Wilson
Printed Notary Name

My commission expires: 03-09-2023

TYEASE M. WILSON
NOTARY PUBLIC-STATE OF NEW YORK
No. 01WI6320532
Qualified in Queens County
My Commission Expires 03-09-2023

Tyease M. Wilson, NP
03-09-2023

# True Copy Certification

I, **Jennifer L. Pennell,** 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 Williamson

Personally appeared before me, **Katherine Warren**, a notary public for this county and state, **Jennifer L. Pennell** 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: 4-13-22

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022