Record and Return to:
Southern Title LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075

Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0338

Karen Johnson Davidson County
Batch# 671019 **DEEDWARR**
07/06/2021 09:42:24 AM 2 pgs
Fees: $13.00 Taxes: $2,044.62
20210706-0090508

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 552,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 2nd day of July, 2021

Notary Public

Commission Expires: 11-21-22

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Leonard R. Saldana Jr. 104 Saltwood Place Hendersonville, TN 37075	Legacy Home Loans LLC 4004 Hillsboro Pike, Ste 216B Nashville, TN 37215	082-09-0Q-032-00

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,

Patrick J. Byrnes, an unmarried man

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

Leonard R. Saldana, Jr. and Ronda M. Saldana, husband and wife

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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 1233 of 4th and Monroe Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Amended and Restated Master Deed establishing a Horizontal Property Regime of 4th & Monroe of record in Instrument No. 20120824-0076410, as amended in Instrument No. 20130411-0035975, Instrument No. 20130718-0074552, Instrument No. 20150130-0009095 and Instrument No. 20160119-0004667, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of 4th & Monroe Condominiums, as shown on Exhibit "D" to the Amended and Restated Master Deed of record in Instrument No. 20120824-0076410, said Register's office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Patrick J. Byrnes, by Warranty Deed from William H. Petree III and Tucker T. Pollard, husband and wife, dated 6/26/2017 and recorded 6/27/2017 in Instrument No. 20170627-0064499, in the Register's Office of Davidson County, Tennessee.

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.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1233 4th Ave N Nashville, TN 37208.

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 uses, 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 1st day of July, 2021.

Patrick J. Byrnes

STATE OF New York
COUNTY OF Livingston

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Patrick J. Byrnes** 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 Geneseo, New York this 1st day of July, 2021.

Andrea K. Bailey
Notary Public
My Commission Expires: 04-27-2021

ANDREA K. BAILEY
Notary Public - State of New York
No. 01BA6323975
Qualified in Livingston County
My Commission Expires April 27, 2023
(Notary Seal)