Karen Johnson Davidson County
Batch# 673291 DEEDWARR
07/08/2021 11:09:30 AM 4 pgs
Fees: $23.00 Taxes: $1,276.50
20210708-0092070

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $345,000.00

Affiant

Subscribed and sworn to before me, this 14th day of July, 2021.

Notary Public

My commission expires: 1/31/25

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James E. Jones **Gregory C. Jones**	**MOVEMENT MORTGAGE**	**092160D40800CO**
1803 Broadway 408	8024 CALVIN HALL RD.	
Nashville, TN 37203	INDIAN LAND, SC 29707	

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 ACKNOWLEDGE, WE,

Mark S. Naify and Diane W. Naify, husband and wife as tenants by the entirety

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James E. Jones, an unmarried person and Gregory C. Jones, a married person

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 lying and being located in the 19th Councilmanic District of Nashville, Davidson County Tennessee, being Unit 408 of The Bristol on Broadway, a condominium, being a portion of Lots Nos. 142 and 143 on the Plan of the Boyd Addition to Nashville recorded December 21,1857, in Book 21, Page 39, in Register's Office for Davidson County. Tennessee, and being more particularly described according to ALTA/ACSM As-Built Survey prepared by Wamble & Associates, PLLC, dated October 4, 2002, updated on February 14, 2003. Together with all right title and interest relating to said unit as prescribed and set for in the Master Deed for The Bristol on Broadway, a condominium, recorded under number 20050517-0055639, said Master Deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made a part hereof. The interest herein conveyed includes, without limiting the generality of the foregoing, an undivided .62% interest in the Common Elements of the Bristol on Broadway Condominium.

Together with one parking stall #128.

Being the same property conveyed to Mark S. Naify and Diane W. Naify, tenants by the entirety, by Warranty Deed from Jogendra P. Shah and Madhuri J. Shah, husband and wife, dated August 17, 2016, of record in Instrument No. 20160822-0087469, Register's Office for Davidson County, Tennessee.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1803 Broadway 408, Nashville, TN 37203.

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 do 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 in 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.

_____ Date: 7/6/2021
Mark S. Naify

_____ Date: 7/6/2021
Diane W. Naify

STATE OF _____

COUNTY OF _____

Personally appeared before me, a Notary Public of said County and State, Mark S. Naify and Diane W. Naify, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of _____, _____.

All attached ack
NOTARY PUBLIC

My Commission Expires:_____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Sonoma)

On 7/6/2021 before me, Eileen McCooey, Notary Public
(insert name and title of the officer)

personally appeared Mark S. Naify and Diane W. Naify,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

EILEEN McCOOEY
COMM. #2335291
Notary Public - California
Sonoma County
My Comm. Expires Nov. 8, 2024

Signature Eileen McCooey (Seal)

Warranty Deed

Certification of Recorded Documents

I, Laura Hamann, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 6, 2021.

(AFFIANT) – Laura Hamann

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 6th day of July, 2021.

My commission expires: 1/3/23

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY