Karen Johnson Davidson County
Batch# 676107 DEEDWARR
07/13/2021 04:08:30 PM 4 pgs
Fees: $23.00 Taxes: $699.30
20210713-0094396

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-3649

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00

Affiant

LAUREN LAMBERTH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of July, 2021

Notary Public

Commission Expires: 10/24/25

Address of New Owner	Send Tax Bills To:	Map & Parcel
Elzbieta Teresa Riffe 515 Basswood Avenue B26 Nashville, TN 37209	American Neighborhood Mortgage Acceptance Company, LLC 700 East Gate Drive Mount Laurel, NJ 08054	090-11-0A-026.00-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,

Brandon Adams, Trustee of The 515 Basswood Ave #B26 Trust

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

Elzbieta Teresa Riffe, unmarried woman

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. B-26 as shown on the Plan of Rock Harbor Condominium of record in Book 6153, Pages 463 through 466, inclusively, Register's Office for Davidson County, Tennessee together with an undivided interest in the common elements of Rock Harbor Condominium Association all as described in Book 6153, Page 421, and restated in Book 6162, Page 251 and by Amendments in Book 6896, Page 661 and Book 7369, Page 206, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Shirley F. Gleason by Warranty deed from Gina

Wiseman, Robbie Wiseman, Daniel Wiseman, the Heirs at Law of Robert Wiseman, deceased of record in Instrument No. 20130422-0039790 Register's Office for Davidson County, Tennessee, dated April 15, 2013 and recorded on April 22, 2013. (Value of consideration shown in aforementioned deed $40,000.00.)

Being the same property conveyed to Brandon Adams, Trustee of The 515 Basswood Ave B26 Trust by Warranty deed from Shirley F. Gleason of record in Instrument No. 20210226-0024547 Register's Office for Davidson County, Tennessee, dated February 23, 2021 and recorded on February 26, 2021. (Value of consideration shown in aforementioned deed $175,000.00.)

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: **515 Basswood Avenue B26, Nashville, TN 37209**

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 8th day of July, 2021.

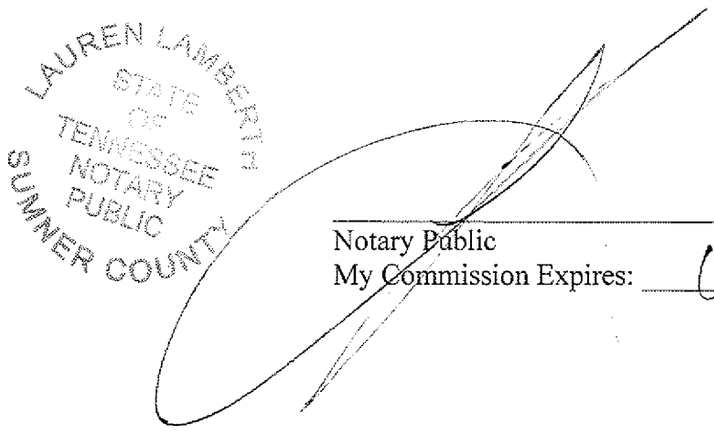
The 515 Basswood Ave #B26 Trust

By: _____
Brandon Adams, Trustee

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **The 515 Basswood Ave #B26 Trust** 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 8th day of July, 2021.



Notary Public
My Commission Expires: 06/24/25

Certificate of Authenticity

I, **Joshua A. Terry**, 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 7-8-21.

Affiant Signature

7-12-21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7-12-21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON