WARRANTY DEED

Karen Johnson Davidson County
Batch# 676944 DEEDWARR
07/14/2021 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20210714-0094937

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $330,000.00.

Affiant

Subscribed and sworn to me on 07/12/21.

NOTARY PUBLIC
My Commission Expires: 11-6-24

PATRICIA S HILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Brandon Watkins 2407 8th Avenue South, 409 Nashville, TN 37204	Better Mortgage Corporation 2704 ALT 19 North Palm Harbor, FL 34683	118-02-1K-409.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Rosangela Mastalia, an unmarried woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Brandon Watkins, a single person, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 409, on the Horizontal Property Regime for Eighth South Residences, a Residential Condominium described in the Master Declaration for Eight South Residences, a Residential Condominium as recorded in the Master Deed of record in No. 20170619-0061466, which is s sub unit of the Eighth South Mixed-Use Condominium established in Master Deed of Eighth South Mixed-Use Condominium recorded in Instrument No. 20170619-0061465, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.
>
> Being the same property conveyed to Rosangela Mastalia, an unmarried woman, by deed from Eighth South, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20180223-0017361, dated February 21, 2018, said Register's Office.

This is improved property known as 2407 8th Avenue South, 409, Nashville, Tennessee 37204.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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.

Witness my hand this 07/ 10 /21

Rosangela Mastalia

STATE OF Florida
COUNTY OF Miami Dade

On 07/____21, before me personally appeared Rosangela Mastalia, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that he/ she executed the same as his/ her free act and deed.

Witness my hand and official seal on 07/ 10 /21

NOTARY PUBLIC

My Commission Expires: Oct. 30, 2021

OSCAR GARCIA
Notary Public – State of Florida
Commission # GG 156279
My Comm. Expires Oct 30, 2021

Certificate of Authenticity

I, John Cobb Rochford, do hearby 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 on July 12, 2021.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Emily B. Hebert, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic documents is true and correct and whose signature I have witnessed on July 12, 2021.

Notary's Signature

My Commission Expires: 03-03-2025

EMILY B. HEBERT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY