Karen Johnson Davidson County
Batch# 678750 DEEDWARR
07/19/2021 09:18:31 AM 3 pgs
Fees: $18.00 Taxes: $1,420.80
20210719-0096261

NEW OWNER IS AND SEND
TAX BILLS TO:
JOAN I. CINELLI
505 Alabama Ave
Nashville, TN 37209

THIS INSTRUMENT PREPARED BY
KELLY & SMITH
LAW OFFICES
GALLATIN, TENNESSEE 37066

MAP AND PARCEL 093-05-2-A 108.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED EIGHTY-FOUR THOUSAND AND NO/100 ($384,000.00) DOLLARS**, paid and to be paid as hereinafter set forth WE, **OLIVER SHALIBO**, an unmarried man, and **LINDA DAVIS**, an unmarried woman have this day bargained and sold and by these presents do hereby transfer and convey to **JOAN I. CINELLI**, her heirs and assigns, the following described lot or parcel of land described as follows:

Land in Davidson County, Tennessee, being Unit No. 3111, of 505 High Rise Condominium described in Declaration Establishing 505 High Rise Condominium of record as Instrument No. 20171218-0128946 and amended in Instrument No. 2018009-0099878 and Instrument No. 20191016-0106180,Register's Office for Davidson County, Tennessee together with the undivided percentage interest in the common Elements appurtenant to each of the Units as set forth in Exhibit "E" of the Declaration Establishing 505 High Rise Condominium. The 505 High Rise Condominium constitutes the High Rise Unit in the 505 Master Condominium, as established by the Declaration Establishing 505 Master Condominium of record as Instrument 20171218-0128945, said Register's Office. Reference is hereby made to the plat of 505 Master Condominium of record in as Exhibit "D" to the Declaration Establishing 505 Master Condominium, for a more complete identification and description of the High Rise Unit of 505 Master Condominium, and the plat of 505 High Rise Condominium of record as Exhibit "D" to the Declaration Establishing 505 High Rise Condominium for a more complete identification and description of the Unit.

Being the same property conveyed to Oliver Shalibo and Linda Davis by deed from 505 Property, LLC by deed dated November 12, 2019 and of record as Instrument No. 20191119-0119209 Register's Office of Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights of way for public utilities.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said **GRANTEE**, her heirs and assigns, in fee simple forever.

WE COVENANT with the said GRANTEE that we are lawfully seized and

possessed of the above described lot or parcel of land, that we have a good right to convey same, and that the same is unencumbered, EXCEPT for 2021 real estate taxes which are to be pro-rated, applicable zoning and building regulations, all visible easements.

WE FURTHER COVENANT with the said GRANTEE and bind ourselves, our heirs and legal representatives, to warrant and forever defend the title to said tract or parcel of land, unto the said **GRANTEE**, her heirs and assigns, against all lawful claims of all persons whomsoever.

OF SAID CONSIDERATION of the sum of THREE HUNDRED EIGHTY-FOUR THOUSAND AND NO/100 ($384,000.00) DOLLARS, the sum of FIFTEEN THOUSAND AND NO/100 ($15,000.00) DOLLARS, has this day been paid in cash, the receipt of which is hereby acknowledged and for the balance of THREE HUNDRED SIXTY-NINE THOUSAND AND NO/100 ($369,000.00) DOLLARS the said JOAN I. CINELLI has this day executed and delivered a promissory note for the sum of THREE HUNDRED SIXTY-NINE THOUSAND AND NO/100 ($369,000.00) DOLLARS payable to the order of OLIVER SHALIBO and LINDA DAVIS and secured by a DEED OF TRUST of even date executed by said GRANTEE.

WITNESS this the 9 day of July, 2021.

Oliver Shalibo
OLIVER SHALIBO

Linda Davis
LINDA DAVIS

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **OLIVER SHALIBO AND LINDA DAVIS,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that the executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this the 9 day of July, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-23-24

VICKI GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-23-2024

OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or we, hereby swear or affirm that the actual consideration for this transfer of value of the property transferred, whichever is greater is **$384,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this the 9 day of July, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-23-24

VICKI GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-23-2024