Karen Johnson Davidson County
Batch# 679391 DEEDWARR
07/19/2021 01:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,809.30
20210719-0096678

THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P21-30532	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 489,000.00. Magdelene Niffenegger Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July, 2021 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

MATTHEW PHELAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marisa Jackson		MAP
924 B Delmas Avenue	New Property Address	PARCEL 072-09-00-002.00-CO
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Michael T. Niffenegger, married**

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

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 on the Plan of 924 Delmas Avenue Townhomes, a horizontal property regime with private elements, shown as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140603-0048099, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael T. Niffenegger, a single man by Warranty deed from Charlie Three, LLC, a Tennessee limited liability company of record in Instrument No. 20150325-0025754 Register's Office for Davidson County, Tennessee, dated March 23, 2015 and recorded on March 25, 2015.

Holly Kurtz, joins in this conveyance to convey any and all marital interest she may have in subject property as the spouse of Michael T. Niffenegger.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **924 B Delmas Avenue, Nashville, TN 37216.**

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 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.

Witness ____ hand( ) this the 14 day of July, 2021.

Michael T. Niffenegger

Holly Kurtz

STATE OF Ohio
COUNTY OF Warren

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael T. Niffenegger** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 14 day of July, 2021.

My Commission expires: 02/13/22

Notary Public

STATE OF Ohio
COUNTY OF Warren

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Holly Kurtz** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 14 day of July, 2021.

My Commission expires: 02/13/22

Notary Public

NOTARIAL SEAL
STATE OF OHIO

EBONY ENGLAND
Notary Public, State of Ohio
My Commission Expires 02-13-2022

Property Address: 924B Delmas Avenue, Nashville, TN 37216

Certificate of Authenticity

I, Steve Berneman, 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 15th day of July, 2021.

Steve Berneman

Date: July 15, 2021

State of Tennessee

County of Davidson

Sworn and subscribed before me 15th day of July, 2021.

Name:_____
Title: Notary Public

My commission expires: _____



File No.: 2021-6338-TN