Karen Johnson Davidson County
Batch# 685149 DEEDWARR
07/28/2021 11:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20210728-0101512

Name and Address of New Owner:
Chase Shopoff
3151 Long Boulevard
Nashville, TN 37203

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 104-02-3L-002.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Robert W. Weisenthal, a married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Chase Shopoff, Unmarried Man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 2, as established by the Declaration of Covenants, Conditions and Restrictions for Mason Rowhouses, a Horizontal Property Regime with Private Elements, of recorded as Instrument No. 20150728-0074250, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert W. Weisenthal, a married man, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20160524-0052082 Register's Office for Davidson County, Tennessee, dated May 23, 2016 and recorded on May 24, 2016. (Value of consideration shown in aforementioned deed $363,700.00.)

Being also known as 3151 Long Boulevard, Nashville, Tennessee 37203.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of July, 2021.

Robert W. Weisenthal (SEAL)
Robert W. Weisenthal

STATE OF ~~TENNESSEE~~ New York
COUNTY OF ~~DAVIDSON~~ Onondaga

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Robert W. Weisenthal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 26th day of July, 2021.

JENNIFER L MEGNIN
NOTARY PUBLIC-STATE OF NEW YORK
No. 01ME6117303
Qualified in Onondaga County
My Commission Expires 10-25-2024

Notary Public
My commission expires: 10/25/2024

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ New York)
)
COUNTY OF ~~DAVIDSON~~ ONONDAGA)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $470,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Robert W. Weisenthal
(Affiant)

Sworn to and subscribed before me this
26th day of July, 2021.

JENNIFER L MEGNIN
NOTARY PUBLIC-STATE OF NEW YORK
No. 01ME6117303
Qualified in Onondaga County
My Commission Expires 10-25-2024

Notary Public
My commission expires: 10/25/2024

File No. 2021-1712

Tennessee Certification of Electronic Document

I, Steven D. Sser, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version 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 27, 2021 (date of document).

Affiant Signature

7-27-21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 27 day of July, 2021

Becky Elizabeth Burch
Notary Signature

My Commission Expires: 11-19-23

