Name and Address of New Owner:
Charles Keith Jackson and Timothy Everett Brown
208 Bruce Meadow Road
Simpsonville, SC 29681

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 700222 DEEDWARR
08/18/2021 10:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,433.75
20210818-0111596

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

Map & Parcel No: 093-06-1J-156.00-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, **Marc Adesso, unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Charles Keith Jackson Joint Tenants and Timothy Everett Brown Joint Tenants,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain condominium apartment known as Unit No. 2004 of the Horizontal Property Regime of Viridian Condominium pursuant to Master Deed of record as Instrument No. 20061004-0122833 and Addendum of record in Instrument No. 20061004-0122834, further amended in Instrument No. 20070711-0082578, 20100616-0046702 and 20111006-0077592, and in Instrument No. 20120802-0086536, in Instrument No. 20140128-0007721 and Affidavit of Scrivener' s Error in Instrument No. 20140530-0046816, and further amended in Instrument No. 20171002-0100849, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Marc Adesso, unmarried man, by Warranty Deed from John Lazaroff and wife, Dorie Konno of record in Instrument No. 20180119-0005646 Register's Office for Davidson County, Tennessee, dated January 16, 2018 and recorded on January 19, 2018. (Value of consideration shown in aforementioned deed $305,000.00.)

Being also known as 415 Church Street, Unit 2004, Nashville, Tennessee 37219.

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 Grantees, and the Grantees' 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 16th day of August, 2021.

Marc Adesso (SEAL)

Marc Adesso

STATE OF Texas
COUNTY OF Tarrant

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Marc Adesso, 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 16th day of August, 2021.

Damika Wallace
ID NUMBER
132396192
COMMISSION EXPIRES
March 10, 2024

Notary Public
My commission expires: 03/10/2024

Notarized online using audio-video communication

AFFIDAVIT OF VALUE

STATE OF Texas)
)
COUNTY OF Tarrant)

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 $387,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Marc Adesso

(Affiant)

State of Texas County of Tarrant
Sworn to and subscribed before me this
16th day of August, 2021. by Marc Adesso

Notary Public
My commission expires: 03/10/2024

Damika Wallace
ID NUMBER
132396192
COMMISSION EXPIRES
March 10, 2024

Notarized online using audio-video communication

File No. 2021-1754

Tennessee Certification of Electronic Document

I, Sarah Lile, 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 August 16, 2021 (date of document).

Affiant Signature

8/16/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 16 day of August, 2021.

Becky Elizabeth Burch
Notary Signature

My Commission Expires: 11-19-23

