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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,252,500.00

Affiant

Subscribed and sworn to before me, this 20TH DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 724833 DEEDWARR
09/27/2021 02:35:24 PM 2 pgs
Fees: $13.00 Taxes: $4,634.25

20210927-0129631

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter G. Bambalis, an unmarried man	(NAME)	
1201B Sigler St		093-13-4P-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Ashley B. Boykin, an unmarried woman and Paul L. Schechter and and Dorothy Schechter, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Peter G. Bambalis, an unmarried man, hereinafter called the Grantees, their heirs and assigns, that 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 Sigler Row, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of Sigler Row, of record in Instrument No. 20171114-0117025, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to 1201 Sigler, LLC, a Tennessee limited liability company by Warranty deed from Lisa Taylor, Linda Hamer, Donna Hankins, Joann Offutt, Trina Frierson and Kenneth Church of record in Instrument No. 20171107-0114466 Register's Office for Davidson County, Tennessee, dated November 03, 2017 and recorded on November 07, 2017.

Being the same property conveyed to Ashley B. Boykin, an unmarried woman and Paul L. Schechter and Dorothy Schechter, husband and wife by Quitclaim deed from 1201 Sigler, LLC, a Tennessee limited liability company of record in Instrument No. 20191104-0113208 Register's Office for Davidson County, Tennessee, dated October 21, 2019 and recorded on November 04, 2019.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1201B Sigler St, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 20th day of September, 2021.

WARRANTY DEED
(Continued)

Ashley B. Boykin

Paul L. Schechter

Dorothy Schechter

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ashley B. Boykin, an unmarried woman and Paul L. Schechter and and Dorothy Schechter, husband and wife, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of September, 2021.

Notary Public

My Commission Expires: 7/11/2022

DANIEL L. HISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072