Karen Johnson Davidson County
Batch# 728940 DEEDWARR
10/01/2021 01:21:30 PM 3 pgs
Fees: $18.00 Taxes: $2,771.30
20211001-0132467

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210836783

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $749,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of September, 2021.

Notary Public
My Commission Expires: 10/2/2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Serenus Sesi and Patricia Villalta 2917 23rd Avenue South Nashville TN 37215	New Owner	Tax Parcel ID No. 117-02-0H-002.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charles Robert Bone and Sacha Lynn Bone, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Serenus Lane Sesi and Patricia Villalta, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 2 , on the Horizontal Property Regime for Springdale Condominium, as recorded in the Master Deed of record in Instrument No. 20020214-0019588, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to CHARLES ROBERT BONE and wife, SACHA LYNN BONE, by deed from SPRINGDALE PARTNERS, of record in Instrument No. 200202401-0039204 , dated March 18, 2002 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 117-02-0H-002.00 CO.

Master Deed of record in Book 20020214-0019588, said Register's Office.

This is improved property located at 2917 23rd Avenue South Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of September, 2021.

Charles Robert Bone

Sacha Lynn Bone

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles Robert Bone and Sacha Lynn Bone, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2021.

Notary Public



My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Olivia Pedigo, 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 9-30-2021.

Olivia Pedigo

Signature

9-30-2021

Date

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Branch, a notary public for this county and state, Olivia Pedigo, who acknowledges that this certification of an electronic document is true and correct and whose signature have witnessed. Sworn and subscribed before me this 30th day of Sept, 2021.

VB

Notary Signature

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: 10/2/2023

NOTARY"S SEAL

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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