This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-13902-CL

Karen Johnson Davidson County
Batch# 729004 DEEDWARR
10/01/2021 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,716.80
20211001-0132562

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $464,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of September, 2021.

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Timothy J. Ryan and Robert F. Beggi 2223 24th Avenue North #F Nashville, TN 37208	New Owner 2223 24th Ave N. #F Nashville, TN 37208	081-02-2A-002.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Dalida S. Mora and Akshay Soni, wife and husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Timothy J. Ryan and Robert F. Beggi**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Certain parcel of real estate situated in Davidson county, Tennessee and being further described as follows, To-Wit:

Land in Davidson county, Tennessee, being Unit F, as shown on the Declaration establishing a Horizontal Property Regime for 2223E - 2223F 24th Avenue North Townhomes, being of record in Instrument No. 20170717-0071628, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Dalida Mora and Akshay Soni, wife and husband by Warranty deed from Reliance Estates, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190325-0026457 Register's Office for Davidson County, Tennessee, dated March 13, 2019 and recorded on March 25, 2019.

Being the same property conveyed to Dalida S. Mora and Akshay Soni, wife and husband, her heirs and assigns forever by Quitclaim deed from Dalida S. Mora Who Acquired Title as Dalida Mora nd Akshay Soni, wife and husband, her heirs and assigns forever of record in Instrument No. 20200911-0103744 Register's Office for Davidson County, Tennessee, dated August 22, 2020 and recorded on September 11, 2020. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 2223 24th Avenue North F Nashville, Tennessee 37208.

This is improved property located at: **2223 24th Avenue North, #F, Nashville, TN 37208**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 27th day of September, 2021.

GRANTOR:

Dalida S. Mora

Dalida S. Mora

Akshay Soni

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Dalida S. Mora and Akshay Soni, the within named bargainor(s), 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 at office this 27th day of September, 2021.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

Certificate of Authenticity

I, Emily Manno, 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 9/27/21.

Date

Affiant Signature

9/27/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of September, 2021.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON