Karen Johnson Davidson County
Batch# 731396 DEEDWARR
10/07/2021 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,661.30
20211007-0134887

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **449,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF TOBER, 2021_.

Notary Public

MY COMMISSION EXPIRES: 3/13/2022

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kate C. Davis	Kate C. Davis	MAP 117-07-0J-
3940 N Ravenswood	3940 N Ravenswood	PARCEL 022.00-CO
Chicago, IL 60613	Chicago, IL 60613	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **James Alfieri and Anna M. Alfieri, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kate C. Davis, unmarried woman**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Being Unit No. 2057 of the Kingsbridge Condominiums, a Horizontal Property Regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123; herein referred to as the "Act") and the provisions of the Master Deed of the Kingsbridge Condominiums of record in Book 7105, Page 777, as amended in Book 7457, Page 15, Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more complete legal description.

Being the same property conveyed to James Alfieri and Anna M. Alfieri, husband and wife, by Warranty deed from Leigh M. Howard, unmarried, of record in Instrument No. 20180706-0065543 Register's Office for Davidson County, Tennessee, dated July 02, 2018 and recorded on July 06, 2018.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **2057 Lombardy Avenue; Nashville, TN 37215.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 our hands this the 1st day of October, 2021.

James Alfieri by Theo Antoniadis his Attorney in fact

James Alfeiri by Theo Antoniadis, Attorney-in-Fact

Anna M Alfieri by Theo Antoniadis, her Attorney in fact

Anna M. Alfieri by Theo Antoniadis, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Theo Antoniadis** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **James Alfieri and Anna M. Alfieri**, as their Attorney in Fact, as the free act and deed of the within named **James Alfieri and Anna M. Alfieri**.

Witness my hand and official seal this the 1st day of October, 2021.

My Commission expires 1.8.24

Notary Public

JAMES A. WAGONER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 10/1/2021.

D. Shayne Adair

10/5/2021
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 5 **day of** October, **2021.**

Notary Public
My Commission Expires: 03/13/2022

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY