Name and Address of New Owner:
Jason Seinfeld
2025 Woodmont Boulevard
Nashville, TN 37215

Send Tax Bills To:
Jason Seinfeld
2025 Woodmont Boulevard
Nashville, TN 37215

This Instrument Prepared By:
Limestone Title & Escrow
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 117110J308.00 CO

Karen Johnson Davidson County
Batch# 731737 DEEDWARR
10/08/2021 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20211008-0135296

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, **Matthew A. Saggio, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jason Seinfeld, unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 308, together with the appurtenance interest in the common elements of The Hillmont Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20040209-0015685, re-recorded in Instrument No, 20040212-0017074, amended in Instrument No. 20050404-0036415 and in Instrument No. 20050512- 0053861, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to Matthew A. Saggio, unmarried from Matthew A. Saggio, unmarried and Anthony S. Saggio, married, by Quitclaim Deed dated 12/12/2014 and recorded 12/19/2014 in Instrument No. 20141219-0116391, Register's Office of said County.

Being the same property conveyed to Matthew A. Saggio, unmarried and Anthony S. Saggio, married from Darren Busbee, married, by Warranty Deed dated 02/04/2013 and recorded 02/06/2013 in Instrument No. 20130206-0012509, Register's Office of said County.

Grantor Warrants that he never lived in the property as a married person and that the subject property is not subject to any marital rights therein

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 4th day of October, 2021.

Matthew A. Saggio (SEAL)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 4th day of October, 2021, before me personally appeared Matthew A. Saggio, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of October, 2021.

Notary Signature
My commission expires:

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 08-27-2022

AFFIDAVIT OF VALUE

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 $270,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 4th day of October, 2021.

Notary Signature
My commission expires: 4/17/2023

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-17-2023

Tennessee Certification of Electronic Document

I, Milissa Low, 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 10/4/21 (date of document).

Affiant Signature

10/6/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6 day of October, 2021

Notary's Signature

MY COMMISSION EXPIRES: 5/20/2025

NOTARY'S SEAL

