Karen Johnson Davidson County
Batch# 733514 DEEDWARR
10/11/2021 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20211011-0136191

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-6426

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of September, 2021

Notary Public

Commission Expires: _____

MADISON GONZALEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ginetta L. Giovinco and Aurelio Torre 1350 Rosa L Parks Boulevard #202 Nashville, TN 37208	Guaranteed Rate, Inc. 210 Needmore Road A Clarksville, TN 37040	081-12-0B-440.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Kenneth Engle, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ginetta L. Giovinco and Aurelio Torre, wife and husband, as joint tenancy with right of survivorship

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

Land in Davidson County, Tennessee, being Unit 202, Werthan Lofts IV Condominiums, as established under Master Deed of record in Instrument No. 20070117-0006776, amended in Instrument No. 20071220-0146056, Instrument No. 20080118 0006036, Instrument No. 20080211-0013846, Instrument No. 20110609-0044280, Instrument No. 20110713-0053571, Instrument No. 20120723-0064381, Instrument No. 20131230-0130918, Instrument No. 20140725-0066210, Instrument No. 20150205-0011062, Instrument No. 20110713-0053571, Instrument No. 20120723-0064381 and Agreement in Instrument No. 20130222-0018099, Instrument No. 20131230-0130918, Instrument No. 20140725-0066210 and Instrument No. 20150225 0016078, in the Registers Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Kenneth Engle, a single man by Warranty deed from Channing M. Tate, a single person of record in Instrument No. 20160810-0083094 Register's Office for Davidson County, Tennessee, dated August 04, 2016 and recorded on August 10, 2016. Kenneth Engle having since married. Subject property having never been the primary residence of herein grantor or spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1350 Rosa L Parks Boulevard #202, Nashville, TN 37208

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 so 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.

Dated this the 23rd day of September, 2021.

Kenneth Engle

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner aw

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kenneth Engle** 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 for the purposes therein contained.

Witness my hand and official seal at ~~Brentwood~~ Hendersonville, aw, Tennessee this 23rd day of September, 2021.

Notary Public
My Commission Expires: 5-2-25

(Notary Seal)

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, **Joshua A. Terry**, 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 9/23/21.

Affiant Signature

9/29/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/29/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON