Karen Johnson Davidson County
Batch# 735365 DEEDWARR
10/13/2021 08:14:30 AM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20211013-0137344

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $700,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of October, 2021.

Carmen Coats
Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5190

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Scott Jones and Annalisa Jones	New Owner	071 12 0E 035.00
1131 Harmony Way		
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ALON ZVI LUPO, MARRIED***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SCOTT JONES AND ANNALISA JONES, HUSBAND AND WIFE**, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 35 of Lyric at Cleveland Park, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Lyric at Cleveland Park, a Horizontal Property Regime, of record in Instrument No. 20190729-0074247 and amended in Instrument No. 20210907-0119338, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a portion of the same property conveyed to Cherokee Development Partners, LP, A Tennessee Limited Liability Partnership, by Warranty Deed from Garafola Properties, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20190304-0019457, in the Register's Office of Davidson County, Tennessee, dated February 28, 2019 and recorded on March 04, 2019.

Being a portion of the same property conveyed to Cherokee Development Partners, LP, by Quitclaim Deed from Cherokee Development Partners, LP, of record in Instrument No. 20190729-0074246, in the Register's Office of Davidson County, Tennessee, dated June 14, 2019 and recorded on July 29, 2019.

Being a portion of the same property conveyed to Alon Zvi Lupo, married, by Warranty Deed from Cherokee Development Partners, LP, a Tennessee Limited Liability Partnership, of record in Instrument No. 20210805-0105260, in the Register's Office of Davidson County, Tennessee, dated August 03, 2021 and recorded on August 05, 2021.

This being investment property only, having never been the personal residence of grantor at any time. Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1131 Harmony Way, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 7th day of October, 2021.

Alon Zvi Lupo

STATE OF MASSACHUSETTS
COUNTY OF Norfolk

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Alon Zvi Lupo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6th day of October, 2021.

Notary Public

My Commission Expires: 4/14/28

SAMUEL J. GROSSACK
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
April 14, 2028

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 10/11/2021 (date ~~of document~~).

Affiant Signature

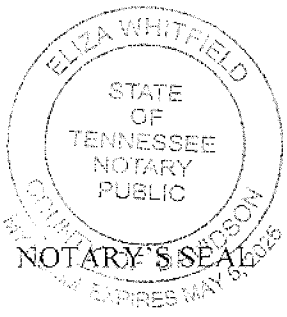
October 11th, 2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 11th day of October, 2021.

Notary's Signature



NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025