Karen Johnson Davidson County
Batch# 744540 DEEDWARR
10/27/2021 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,280.20
20211027-0144062

Name and Address of New Owner:
Aaron Jaramillo and Luanne Jaramillo
1510 Demonbreun Street, #605
Nashville, TN 37203

Send Tax Bills To:
Aaron Jaramillo and Luanne Jaramillo
1510 Demonbreun Street, #605
Nashville, TN 37203

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 93 9 A 17.00CO

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, **Paul R. Lawson, a single man,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Aaron Jaramillo and Luanne Jaramillo, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 605 TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF THE RHYTHM AT MUSIC ROW, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED, OF RECORD IN INSTRUMENT NO. 20070725-0088390, AMENDED IN INSTRUMENT NO. 20080219-0015612, INSTRUMENT NO. 20080410-0036475, INSTRUMENT NO. 20080701-0068043, INSTRUMENT NO. 20081201-0116444, INSTRUMENT NO. 20090608-0053187, INSTRUMENT NO. 20090625-0059073, INSTRUMENT NO. 20110324-0022950 AND INSTRUMENT NO. 20110901-0068936, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNIT BEING DEPICTED ON THE CONDOMINIUM SITE PLAN ATTACHED AS EXHIBIT "B" TO THE AFOREMENTIONED MASTER DEED, AS AMENDED.

Being the same property conveyed to Paul R. Lawson, A Single Man, by Warranty Deed from Charles E. Hebbel and Wife, Susan G. Hebbel, of record in Instrument No. 20151019-0106128, in the Register's Office of Davidson County, Tennessee, dated October 15, 2015 and recorded on October 19, 2015. Being the same property conveyed to by deed from , dated , recorded , of record in Book _____, page _____, Register's Office for Davidson County, Tennessee. Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record

THIS IS IMPROVED PROPERTY KNOWN AS 1510 DEMONBREUN ST., #605, NASHVILLE, TN 37203.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 18th day of October, 2021.

_____(SEAL)
Paul R. Lawson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of October, 2021, before me personally appeared Paul R. Lawson, 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 18th day of October, 2021.

_____
Notary Signature
My commission expires: 3/3/25

DELANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $346,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
18th day of October, 2021.

_____
Notary Public
My commission expires: 1/6/2025
File No. 2021-3475

TERESA TIDWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2025

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, 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 18th October, 2021.

Custodian's Signature — 10/18/2021 date

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 18th day of October, 2021.

Notary Public

MY COMMISSION EXPIRES: 08/21/2023

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023