THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
2323 21st Avenue S., Ste 306
Nashville, Tennessee 37212

File Number: 2021-09-105
Parcel ID: 103 08 0C 005.00

Karen Johnson Davidson County
Batch# 745300 DEEDWARR
10/27/2021 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20211027-0144543

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Richard Treat Hill 3919 Westlawn Place Nashville, TN 37209	Richard Treat Hill 3919 Westlawn Place Nashville, TN 37209	Map/Parcel 103 08 0C 005.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **James Steven Taormina, an unmarried man** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Richard Treat Hill** , ("Grantee") all of right, title and interest in and to that certain real property known as 3919 Westlawn Pl, Nashville, TN 37209 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 3-B of The Westlawn, a Condominium Development, created under Title 66, Chapter 27, Sections 101 et seq., as amended, Tennessee Code Annotated, and established by Master Deed of record in Book 7972, page 794 as Amended in Instrument No. 20000830-0085678 Register's Office, Davidson County, Tennessee, together with the parking area designated thereto and an undivided percentage interest in the common elements appurtenant to said unit, all as set forth in said Master Deed.
>
> Being the same property conveyed to James Steven Taormina, by Warranty Deed from Terance W. Janiak and Margieann L. Janiak, Co-Trustees of the Janiak Family Trust, of record in Book 11641, Page 846, in the Register's Office of Davidson County, Tennessee, dated August 27, 1999 and recorded on August 31, 1999.

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.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 22 day of October, 2021.

James Steven Taormina

STATE OF
COUNTY OF

On this 22 day of October, 2021, before me personally appeared James Steven Taormina, 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 22 day of October, 2021.

Notary Signature
My commission expires:

DEBORAH S SIPE
Notary Public - State of Florida
Commission # GG 214174
My Comm. Expires Aug 28, 2022
Bonded through National Notary Assn.

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to 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 285,000.00, 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 26th day of October, 2021.

Notary Public
My commission expires: 9-8-2025

LINDSAY PHILPOT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

Certificate of Authenticity

I, Lindsay Philpot, 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 October 22, 2021.

Date

Lindsay

Affiant Signature

October 26, 2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of October, 2021.

Notary's Signature

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-1-2025

My Commission Expires: 3/1/25

Date

Notary's Seal (if on paper)