WARRANTY DEED

Karen Johnson Davidson County
Batch# 750575 DEEDWARR
11/08/2021 09:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,579.90
20211108-0148680

File No. AT-21-1444

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $427,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11-19-2022

(AFFIX SEAL)

ANGELA GUNTER STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephan D'Urso	Stephan Durso	
(NAME)	(NAME)	
1042 1st Avenue North	657 Fox Hound Dr	082-14-0A-025.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Roger E. Redel and Linda A. Redel, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephan D'Urso, a single man**, HEREINAFTER CALLED THE GRANTEE, 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 a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 1042 as specified on the Plat shown in the Master Deed on the Plan of Riverfront Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Riverfront Condominiums, of record under Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671 and in Instrument No. 20060518-0058640, Register's Office of Davidson County, Tennessee, including without limitation the By-Laws appended thereto, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Riverfront Condominium for placement of Units, as shown on Exhibit "E" to the Master Deed of record in Instrument No. 20051221-0153160 and amended in Instrument No. 20051228-0155671, and Second Amendment to the Master Deed of record under Instrument no. 20060518- 0058640, Register's Office for Davidson County, Tennessee, for a more particularly complete identification and description of said Unit.

Being the same property conveyed to Roger E. Redel and wife, Linda A. Redel by Warranty deed from Dayton Steven Lassiter, unmarried of record in Instrument No. 20180905-0088007 Register's Office for Davidson County, Tennessee, dated September 04, 2018 and recorded on September 05, 2018.

Being also known as 1042 1st Avenue North 1042 Nashville, Tennessee 37201.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 do 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.

Witness my/our hand this 27th day of October, 2021.

Roger E. Redel by Jennifer Tackett
Roger E. Redel by Jennifer Tackett, Attorney In Fact
Attorney-In-Fact

Linda A. Redel by Jennifer Tackett
Linda A. Redel by Jennifer Tackett, Attorney In Fact
Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jennifer Tackett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she is Power of Attorney for Roger E. Redel, and that this instrument was executed on behalf of the said Roger E. Redel for the purposes therein contained.

Witness my hand and official seal this 27th day of October, 2021.

Notary Public

My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jennifer Tackett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she is Power of Attorney for Linda A. Redel, and that this instrument was executed on behalf of the said Linda A. Redel for the purposes therein contained.

Witness my hand and official seal this 27th day of October, 2021.

Notary Public

My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Certificate of Authenticity

I, Jamika Jones, 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 10/27/2021.

Date

Jamika Jones
Affiant Signature

10/29/2021
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 29th day of OCTOBER, 2021.

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY