Name and Address of New Owner:
Susan Appelt
907 Holly Forest
Nashville, Tennessee 37221.

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 142-08-0B-071.00-CO

Karen Johnson Davidson County
Batch# 752046 DEEDWARR
11/09/2021 12:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20211109-0149581

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, **David Brown and Anna Silverstein, husband and wife**, "the Grantor," **has this day bargained** and sold and by these presents does hereby sell, give, transfer and convey unto **Susan Appelt, a married woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 71, on the Horizontal Property Regime for Coronada Condominiums, Phase III, of record in Plat Book 5200, page 67 and as recorded in the Master Deed of record in Book 4901, page 679, amended in Book 5202, page 329, Book 5306, page 241, Book 5522, page 675, Book 5869, page 269, and By-Laws of record in Book 4901, page 702, amended in Instrument No. 20100304-0016850, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to David Brown and Anna Silverstein, Joint Tenants, from Julia Bearden, Unmarried, by Warranty Deed of record in Instrument No. 20180307-0021576 Register's Office for Davidson County, Tennessee, dated March 2, 2018 and recorded on March 7, 2018. (Value of consideration shown in aforementioned deed $291,000.00.)

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Being the same property conveyed to David Brown and Anna Silverstein, husband and wife, by Quitclaim Deed from David Brown and Anna Silverstein, Joint Tenants, of record in Instrument No. 20180404-0031413, Register's Office for Davidson County, Tennessee, dated April 02, 2018 and recorded on April 04, 2018. (Value of consideration shown in aforementioned deed $00.00.)

Being also known as 907 Holly Forest, Nashville, Tennessee 37221.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 29th day of October, 2021.

David Christian Brown (SEAL)
David Brown

Anna Rose Silverstein (SEAL)
Anna Silverstein

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Palm Beach County

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named David Christian Brown and Anna Silverstein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained. Provided driver license as ID.

Witness my hand and seal this 29th day of October, 2021.

RHODA A JONES
Notary Public - State of Florida
Commission # HH 37136
Expires on August 27 2024

Rhoda A Jones
Notary Public Rhoda A Jones
My commission expires: 08/27/2024
Notarized online using audio-video communication

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 $345,000.00, 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
29th day of October, 2021.

Notary Public
My commission expires:_____

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023

File No. ST-21-326

Tennessee Certification of Electronic Document

I, Sarah Lilie, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 10/29/21.

Affiant Signature

10/29/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 29 day of October, 2021.

Becky Elizabeth Burch
Notary Signature

My Commission Expires: 11-19-23

