THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36695-10-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $205,550.00. Affiant Subscribed and sworn to before me this 9th day of November, 2021. Notary Public My Commission Expires: 10/2/23

DAWN MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Marisa Sorbello, single, Salvatore Sorbello, and Julie Sorbello 2121 Fairfax Avenue #18 Nashville, TN 37212	**Send Tax Bills To:** new owner	**Tax Information:** Map and Parcel No.: 104110D01800CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **E. Duco Jansen and Anita Mahadevan-Jansen**, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Marisa Sorbello, an unmarried woman and Salvatore Sorbello and Julie Sorbello, husband and wife** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved they property located at 2121 Fairfax Avenue #18, Nashville, TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch# 755084 **DEEDWARR**
11/15/2021 01:52:46 PM 3 pgs
Fees: $18.00 Taxes: $760.54

20211115-0151774

DM-TAG-2/2/21-18

IN WITNESS WHEREOF, Grantor has executed this instrument on the 9th day of November, 2021.

E. Duco Jansen

Anita Mahadevan-Jansen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, E. Duco Jansen and Anita Mahadevan-Jansen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of November, 2021.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit No. 18 of a condominium apartment horizontal property regime, known as The Columns, created by Master Deed of record in Book 6182, Page 943, re-recorded in Book 6922, Page 364, said Register's Office. Said Unit being depicted on Exhibit C to the aforementioned Master Deed together with appurtenant undivided interests in the common areas.

Being the same property conveyed to E. Duco Jansen and Anita Mahadevan-Jansen, by Warranty Deed from William C. Allen and wife, Judson C. Allen, of record in Instrument No. 20070806-0093569, in the Register's Office of Davidson County, Tennessee, dated July 31, 2007 and recorded on August 06, 2007.

This conveyance is made subject to:

1. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Columns Homeowners' Association Condominium of record in Book 6182, Page 943 and Re-Recorded in Book 6922, Page 364 ; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.