Karen Johnson Davidson County
Batch# 767800 DEEDWARR
12/06/2021 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20211206-0161241

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-14677-RR

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-14677-RR

JAKE MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $290,000.00.

Affiant

Subscribed and sworn to before me, this the 19 day of November, 2021.

Notary Public
My Commission Expires: 9-26-22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Justine F. Chen 2402 Nashboro Boulevard Nashville, TN 37217	Guaranteed Rate, Inc. 109 Rand Place Suite 1 Franklin, TN 37064	135 12 0E 002.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Page B. Spinoso, a single man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Justine F. Chen, single woman**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 202 of Phase One Nashboro Village - Tract 21, a Horizontal Property Regime with Private Elements, established pursuant to the Amendment to Declaration of Covenants, Conditions and Restrictions establishing Phase One Nashboro Village - Tract 21, a Horizontal Property Regime, of record in Instrument Number 20031118-0168332 , in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same Property Conveyed to Page B. Spinoso, single man, by Warranty Deed from Olivia Minatrea and Jason Minatrea, wife and husband and Lori Basore, married, of record in Instrument No. 20191217-0129783, in the Register's Office of Davidson County, Tennessee, dated December 13, 2019 and recorded on December 17, 2019

Being the same Property Conveyed Olivia Abel, unmarried, and Lori Basore, married, as joint Tenants with right of survivorship, by Warranty Deed from Derek J. Harris, unmarried, of record in Instrument No. 20161018-0110220, in the Register's Office of Davidson County, Tennessee, dated October 17, 2016 and recorded on October 18, 2016

This is improved property located at: **2402 Nashboro Boulevard, Nashville, TN 37217**

This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16 day of November, 2021.

GRANTOR:

Page B. Spinoso

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Escambia

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Page B. Spinoso, the within named bargainor(s), 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.

WITNESS my hand and seal at office this 16 day of November, 2021.

Notary Public STANLEY WALKER
My Commission expires: 4-28-2022

STANLEY WALKER
Notary Public - State of Florida
Commission # GG 206741
My Comm. Expires Apr 28, 2022

202112060161241

Certificate of Authenticity

I, Cassidy Lewallen, do hereby make oath that I am 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 11.16.21.

Affiant Signature

11.19.21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 19 day of November, 2021.

Notary's Signature
My Commission Expires: 5.7.2024

Notary's Seal

