Karen Johnson Davidson County
Batch# 788743 DEEDWARR
01/12/2022 01:13:57 PM 2 pgs
Fees: $13.00 Taxes: $2,090.50

20220112-0004413

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $565,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of January, 2022.

Notary Public

My commission expires: 11-3-25

(Notary Stamp)

RUDY FRANCES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Sarah DeMarco and Adam Goodman	interline Mortgage Services	**081-07-2F-001.00-CO**
1925 10th Avenue	5875 N. Sam Houston Pkwy W	
Nashville, TN 37208	Ste 300 Houston TX 77086	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Philip S. Palma, single man

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Sarah DeMarco and Adam Goodman, wife and husband

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit A, Homes at 1925 10th Avenue North, a Horizontal Property Regime with Private Elements as shown in the Declaration of Covenants, Conditions and Restrictions for Homes at 10th Avenue North of record in Instrument Number 20180103-0001066 and First Amendment recorded in Instrument No. 20180425-0039069, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Philip S. Palma, single man by Warranty deed from Ramon Diaz, married of record as Instrument No. 20190130-0008981, Register's Office for Davidson County, Tennessee. .

This is improved property known as **1925 10th Avenue, Nashville, TN 37208.**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: D-VRES-21-1925

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 7th day of January, 2022.

Philip S. Palma

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, Philip S. Palma, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed his names above.

Witness my hand and official seal this 7th day of January, 2022.

Notary Public
My Commission Expires: May 7, 2024

Andrew Suzore
State of Tennessee Notary Public
Davidson County

LTC File No. 21-000495-528