Karen Johnson Davidson County
Batch# 803150 DEEDWARR
02/10/2022 10:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20220210-0015492

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-286

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 28th day of January, 2022

Notary Public

Commission Expires: 10/2/2023

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Yaruba Tate 3202 Ridge Towne Place Duluth, GA 30096	NEW OWNER	082-14-0A-028.00-CO

WARRANTY DEED

FOR AND IN 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,

Lisa Nealon, a single woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Yaruba Tate, a single man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 800, 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 66-27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Riverfront Condominiums of record in Instrument Number 20051221-0153160, as amended in Instrument Numbers 20051228-0155671 and 20060518-0058640, in the Register's Office for Davidson County, Tennessee, including, without limitation, the By-Laws appended thereto, recorded in said Register's Office, together with an undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in the Master Deed.

Being the same property conveyed to Lisa A. Nealon and Robert Monaco by Special Warranty deed from Federal National Mortgage Association of record in Instrument No.

20100803-0060705 Register's Office for Davidson County, Tennessee, dated July 29, 2010 and recorded on August 03, 2010.

Being the same property conveyed to Lisa A. Nealon, a single woman by Quitclaim deed from Robert Monaco, a single woman of record in Instrument No. 20170607-0056743 Register's Office for Davidson County, Tennessee, dated June 05, 2017 and recorded on June 07, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 800 1st Avenue North, Nashville, TN 37201

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 so 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.

Dated this the 27th day of January, 2022.

Lisa Nealon

Lisa Nealon

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF ~~WILLIAMSON~~ BROWARD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lisa Nealon** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

27th Witness my hand and official seal at Coral Springs (city) Florida (state) this 27th day of January, 2022.

Cynthia L Reul

Notary Public
My Commission Expires: 3/14/25

CYNTHIA L REUL
Notary Public - State of Florica
Commission # HH 089384
My Comm. Expires Mar 14, 2025
Bonded through National Notary Assn.

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 1/27/2022.

D. Shayne Adair

1/31/2022

Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 31 **day of** January, **2022.**

April D. Wideman

Notary Public
My Commission Expires: 03/13/2027

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY