WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-16194-RR

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $265,000.00.

Affiant

Subscribed and sworn before me this the 16th day of March, 2022.

Notary Public
My commission expires: 1/3/2023

Karen Johnson Davidson County
Batch# 830709 DEEDWARR
03/29/2022 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20220329-0036412

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Llambi Qirilla	Llambi and Kristi Qirilla	135-12-0C 030.00
1939 Nashboro Blvd #30	26642 Towne Centre Drive	
Nashville, TN 37217	Foothill Ranch, CA 92610	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ALLISON RAWL F/K/A ALLISON CHE CHE RITCHEY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KRISTI QIRILLA, A MARRIED MAN, AND LLAMBI QIRILLA, A MARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 30, on the plan of a Horizontal Property Regime Plat, of Nashboro Village – Tract 13, as shown by plat of record in Instrument No. 20021230-0161681, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Allison Che Che Ritchey, by deed dated 10/12/2016, from Michael Patrick Ritchey, of record in Instrument No. 20161028-0114156, Register's Office for said County.

Also being the same property conveyed to Allison Che' Che' Chambers, by deed dated 05/20/2005, from Gallardia Properties, LLC, of record in Instrument No. 20050525-0058870, Register's Office for said County.

Allison Rawls and Allison Che Che Ritchey are one and the same person.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1939 Nashboro Blvd #30, Nashville, TN 37217.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Witness my hand this the 16th day of March, 2022.

Allison Rawl f/k/a Allison Che Che Ritchey

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Allison Rawl f/k/a Allison Che Che Ritchey, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of March, 2022.

My commission expires:
9.6.22

Notary Public

AUSTIN H ESTES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Michael Ferrence, 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 3/16/22.

Affiant Signature

3/22/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22nd day of March, 2022.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

