WARRANTY DEED

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 me on 04/12/22.

NOTARY PUBLIC

My Commission Expires:

Karen Johnson Davidson County
Batch# 842303 DEEDWARR
04/19/2022 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $2,090.50
20220419-0045285

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Matthew Stephen Najdowski 1603B 9th Ave N Nashville, TN 37208	**Same as New Owner**	081 12 1C 002.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Gabriel Ernesto Sandoval and Mackenzie Rebecca Sandoval, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Matthew Stephen Najdowski, an unmarried man, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit B, 1603 9TH AVENUE NORTH TOWNHOMES, as established by Declaration of Covenants, Conditions and Restrictions for 1603 9th Avenue North Townhomes, as shown on plat of record in Instrument No. 20161221-0133897, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Gabriel Ernesto Sandoval and Mackenzie Rebecca Sandoval, husband and wife, by Warranty Deed from Scott R. Brann, dated June 21, 2018 and recorded June 27, 2018, of record in Instrument No. 20180627-0061936, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 1603B 9th Ave N, Nashville, Tennessee 37208.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, their successors 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 and official seal on 04/11/22.

Gabriel Ernesto Sandoval

Mackenzie Rebecca Sandoval

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 04/11/22, before me personally appeared Gabriel Ernesto Sandoval and Mackenzie Rebecca Sandoval, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 04/11/22.

NOTARY PUBLIC

My Commission Expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Beth Cooper, 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 **April 11, 2022**.

Affiant Signature

April 11, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

11th day of **April**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

