**BOX 10-B**

Karen Johnson Davidson County
Batch# 862092 DEEDWARR
05/24/2022 04:00:19 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20220524-0060328

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$400,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd DAY OF **MAY, 2022.**

Notary Public

MY COMMISSION EXPIRES: **March 3, 2026**

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **JASON HOFFMAN** | **SAME** | **117-11-0D-014.00-CO** |
| (NAME) **610 BURGUNDY DRIVE** | (NAME) | |
| (ADDRESS) **MADISON, TN 37115** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

# WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, NOREEN LEA NALLI, AS TRUSTEE OF THE TONATLI LIVING TRUST,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JASON HOFFMAN,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 2028, together with the appurtenant interest in the common elements of Turnberry Square Condominiums, a horizontal property regime established by Master Deed, of record in Book 6686, page 166, as amended and/or supplemented in Book 6814, page 165, Book 8747, page 521, Book 8747, page 536, Book 9315, page 795, and as Instrument Nos. 20000801-0075604, and 20060912-0112658, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed.

Being the same property conveyed to NOREEN L. NALLI, UNMARRIED, by deed from SUSAN E. O'CONNOR, A SINGLE WOMAN, of record in Instrument No. 20161118-0121726, dated November 15, 2016, said Register's Office. Being further conveyed to NOREEN LEA NALLI, AS TRUSTEE OF THE TONATLI LIVING TRUST, by quitclaim deed from NOREEN L. NALLI, of record in Instrument No. 20190405-0031037, dated March 21, 2019, said Register's Office.

This conveyance is subject to matters shown on the Master Deed of record in Book 6686, page 166, as amended in Book 6814, page 165, as supplemented in Book 8747, page 521, designation of successor developer in Book 8747, page 536, and as further amended in Book 9315, page 795; By-Laws of record Instrument Nos. 20000801-0075604, and 20060912-0112658; Storm Water Detention Agreement of record in Book 6634, page 506; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved( **X** ) property, known as **2028 GRAYBAR LANE, NASHVILLE, TN 37215**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 23rd day of May, 2022.

Noreen Lea Nalli as Trustee of the Tonatli Living Trust

**NOREEN LEA NALLI, AS TRUSTEE OF THE TONATLI LIVING TRUST**

**STATE OF MICHIGAN**
**COUNTY OF** Washtenaw

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Noreen Lea Nalli, as Trustee of the Tonatli Living Trust**, the bargainor, 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.

Witness my hand and official seal at office this 23 day of May, 2022.

My Commission Expires: _____

Notary Public

IAN JAMES REACH
NOTARY PUBLIC - MICHIGAN
WASHTENAW COUNTY
ACTING IN THE COUNTY OF Washtenaw
MY COMMISSION EXPIRES 05-23-24