Karen Johnson Davidson County
Batch# 869345 DEEDWARR
06/10/2022 09:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20220610-0066096

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 $505,000.00.

Kristen Vivier
Affiant

Subscribed and sworn before me this the 27th day of May, 2022.

Bria Sawyers
Notary Public
My commission expires: 5-7-2024

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5-7-2024

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Christine Covino	New Owner	128-12-0A-122.00
320 Old Hickory Blvd #2701		
Nashville, TN 37221		

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, SHELBY BLOCK AND CHELSEY BLOCK, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MATTHEW VALKO AND CHRISTINE COVINO, HUSBAND AND WIFE, 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:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 122, Building 27, Eagle Ridge at the Reserve, Section 7, Phase IB, horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Exhibit A to the Master Deed of record in Instrument No. 20011011-0110875, and amended in Instrument No. 20030108-000394, Register's Office for said county, to which source reference is hereby made for a more complete details of description, together with said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Shelby Block and Chelsey Block, husband and wife, by deed dated 05/22/2020, from Chelsey Ann Flick Block and David Roger Flick, of record in Instrument No. 20200528-0055269, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 320 Old Hickory Blvd #2701, Nashville, TN 37221.

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.

CB

SD

Witness my hand this the 27th day of May, 2022.

Shelby Block

Chelsey Block

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Shelby Block and Chelsey Block, 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 27th day of May, 2022.

My commission expires:

9-6-22

Notary Public



- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 05/27/2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 05/27/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 **day of** May, **2022.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM