Karen Johnson Davidson County
Batch# 882594 DEEDWARR
06/30/2022 02:58:30 PM 3 pgs
Fees: $18.00 Taxes: $951.09
20220630-0076235

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd. Suite 203
Franklin, Tennessee 37069
File No.: QTN-8716-2022

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,050.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 day of June, 2022.

NOTARY PUBLIC

My commission expires: 3/3/2026

M.R. SCHODROSKI NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF ROBERTSON MY COMM. EXPIRES MARCH 3, 2026

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashley Agoranos 5515 Country Dr 8 Nashville, TN 37211	New Owner	162-05-0C-008-00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FIFTY SEVEN THOUSAND FIFTY AND 00/100 Dollars ($257,050.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **RENICHA CURTIS, AN UNMARRIED WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ASHLEY AGORANOS, AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain condominium apartment, being Townhouse No. 8 on the plan of Hickory Valley Condominiums, a horizontal property regime of record in Book 4460, page 27, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Renicha Curtis, an unmarried woman from Joshua M. Dupre and Shayna G. Dupre, husband and wife, by Warranty Deed dated 07/11/2019 and recorded 07/16/2019 in Instrument No. 20190716-0069461, Register's Office of said County.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved X improved property, known as: 5515 Country Drive, Apt #8, Nashville, TN 37211

HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this 30 day of June, 2022

GRANTOR(S)

Renicha Curtis

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Renicha Curtis, 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 seal, this the 30th day of June, 2022.

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 6-1-2025

Tennessee Certification of Electronic Document

I, Melissa Cobb, 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 6/30/22 (date of document).

Affiant Signature

6/30/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30 day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

