Karen Johnson Davidson County
Batch# 888757 DEEDWARR
07/14/2022 10:11:25 AM 3 pgs
Fees: $18.00 Taxes: $2,849.00
20220714-0080913

WARRANTY DEED

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

File No. AT-22-2800

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $770,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 2022

Notary Public

MY COMMISSION EXPIRES: 01-06-2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dawn Casella	NEW OWNER	
(NAME)	(NAME)	
1620B 6th Avenue		081-08-0L-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Thomas Reid Berman, Diego Daryl Magana, and Brady Holding, as tenants in common**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dawn Casella, a single woman**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee being Unit No. B of the 1620 Sixth Avenue Townhomes, a Horizontal Property Regime, created under Title 66, Chapter 27, Section 101 et seq., as amended in Tennessee Code Annotated, as established by Master Deed and By-Laws of Record in Instrument No. 20071009-0120295, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest In the Common Elements appurtenant to said unit as set forth in the Master Deed. Reference is hereby made to the plat of the 1620 Sixth Avenue Townhomes as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit

Being the same property conveyed to Christopher Martin Walsh and Jamie A. Walsh, husband and wife by Quitclaim deed from Christopher M. Walsh, also known as Christopher Martin Walsh, now a married man of record in Instrument No. 20200204-0012908 Register's Office for Davidson County, Tennessee, dated January 26, 2020 and recorded on February 04, 2020.

Being the same property conveyed to Thomas Berman and Diego Magana by Warranty deed from Christopher Martin Walsh and Jamie A. Walsh, husband and wife of record in Instrument No. 20201119-0136410 Register's Office for Davidson County, Tennessee, dated November 13, 2020 and recorded on November 19, 2020.

Being the same property conveyed to Thomas Berman, Diego Magana and Brady Holding, as tenants in common by Quitclaim deed from Thomas Berman and Diego Magana of record in Instrument No. 20220617-0069547 Register's Office for Davidson County, Tennessee, dated June 9, 2022 and recorded on June 17, 2022.

This is property more commonly known as 1620B 6th Avenue, Nashville, TN 37208.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 27th day of June, 2022.

Thomas Reid Berman by Joshua L.Hunter,
Attorney-In-Fact

Diego Daryl Magana by Joshua L.Hunter,
Attorney-In-Fact

Brady Holding by Joshua L.Hunter,
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Joshua L.Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for Thomas Reid Berman, and that this instrument was executed on behalf of the said Thomas Reid Berman for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. _____, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 27 day of June, 2022.

NOTARY PUBLIC

My Commission Expires:

01-06-2025

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Joshua L.Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for Diego Daryl Magana, and that this instrument was executed on behalf of the said Diego Daryl Magana for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 20220714-0080912 in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 27 day of June, 2022.

Jill M Neely
NOTARY PUBLIC

My Commission Expires: 01-06-2025

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Joshua L.Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for Brady Holding, and that this instrument was executed on behalf of the said Brady Holding for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 20220714-0080911, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 27 day of June, 2022.

Jill M Neely
NOTARY PUBLIC

My Commission Expires: 01-06-2025

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson