Karen Johnson Davidson County
Batch# 898031 DEEDWARR
08/03/2022 10:25:42 AM 2 pgs
Fees: $13.00 Taxes: $2,223.70
20220803-0088377

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-22-3252

M. CATHERINE CLEARWATERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $601,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 1st day of August, 2022

M. Catherine Clearwaters
Notary Public

Commission Expires: 1-6-25

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ruth McDowell Lavender 1706 18th Avenue S #313 Nashville, TN 37212	New Owner	104-08-0M-411.00-CO

WARRANTY DEED

FOR AND IN 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,

Michael Benvenuti

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ruth McDowell Lavender

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 411, together with 2 parking spaces of The Glen Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Instrument No. 20070904-0105726 amended in Instrument No. 20080805-0080551, Instrument No. 20081029-0108159, Instrument No. 20081112-0111695, Instrument No. 20081124-0115172, and Instrument No. 20090224-0016363, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Michael Benvenuti by Warranty deed from Hyong

Kim and Sang-Weon Kim, husband and wife of record in Instrument No. 20170522-0050839 Register's Office for Davidson County, Tennessee, dated May 19, 2017 and recorded on May 22, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1706 18th Avenue S #313, Nashville, TN 37212

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 so 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.

Dated this the ~~1st~~ 29th day of ~~August~~ July, 2022.

Michael Benvenuti

Shannon Benvenuti

STATE OF NEW JERSEY
COUNTY OF Morris

On this ~~1st~~ 29th day of ~~August~~ July, 2022, before me personally appeared Michael Benvenuti and Shannon Benvenuti, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~1st~~ 29th day of ~~August~~ July, 2022.

Nirva Olibrice
Notary Signature
My commission expires: Aug 31, 2025

NIRVA OLIBRICE
Notary Public, State of New Jersey
No. 50022378
Commission Expires August 31, 2025