Return to and
Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 904514 DEEDWARR
08/17/2022 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20220817-0093353

39-B
File #22-1294

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 consideration, the receipt of which is hereby acknowledged, the undersigned **Angel Quintana Bernacchi, a single woman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Irene Gilinets, a single woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 129 on the Plan of Shelby Village No. Two of record in Plat Book 1835, page 48, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Angel Quintana Bernacchi, a single woman, by deed from Bryan and Young, LLC, a Tennessee Limited Liability Company , dated July 8, 2020 and recorded July 10, 2020, recorded Inst No. 20200710-0075593, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1415 Fulton Street, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Irene Gilinets
1415 Fulton Street
Nashville, TN 37206

RESPONSIBLE FOR TAX PAYMENT
Irene Gilinets
1415 Fulton Street
Nashville, TN 37206

TAX MAP-PARCEL #:
094-01-0-316.00

WITNESS THE EXECUTION HEREOF this 9 day of August, 2022.

Angel Quintana Bernacchi

State of Florida
County of Pinellas

On this 9th day of August, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Angel Quintana Bernacchi, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 8/13/2025

DENISE DOWD
Notary Public - State of Florida
Commission # HH 117053
My Comm. Expires Aug 13, 2025
Bonded through National Notary Assn.

State of Tennessee
County of Williamson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 475,000.00.**

Affiant

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sworn and subscribed before me on this the 9th day of August, 2022.

Notary Public

My Commission Expires: 9-6-23

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 8-9-22.

Affiant Signature

8-12-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 12 day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202208170093353