Karen Johnson Davidson County
Batch# 906517 DEEDWARR
08/23/2022 09:40:30 AM 3 pgs
Fees: $18.00 Taxes: $847.30
20220823-0094922

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/15/26
(AFFIX SEAL)

KIM KERN
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Eric Mallon	New Owner	Parcel ID: 161 05 0A 001 00CO
(NAME) 701 Ashlawn Place	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Christopher T. Tornello, II, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Eric Mallon, an unmarried man**, 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:

Land in Davidson County, Tennessee, Being Unit No. A-1 as shown on Exhibit A-2 of the Master Deed establishing Ashlawn Place Condominiums, of record in Book 6607, Page 641; and amended in Book 7168, Page 550, together with an individual percentage interest in the common elments appurtenant to said unit as set forth in Master Deed, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Christopher T. Tornello, II, unmarried from Joyce A. Cook and husband, George Borisow by Warranty Deed dated February 23, 2005 and recorded on February 25, 2005 in Instrument No. 20050225-0021122, Register's Office for Davidson County, Tennessee. The subject property is not the primary residence of the grantor, their spouse, or any dependent.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 701 Ashlawn Place, Nashville, TN 37211

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 our hands this 17th day of August, 2022

Christopher T. Tornello, II

STATE OF Florida

COUNTY OF Brevard

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Christopher T. Tornello, II, a married man, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17 day of August, 2022.

Notary Public

My Commission Expires: 01/10/2025

(SEAL)

David P. Fingar
State of Florida
My Commission Expires 01/10/2025
Commission No. HH 63727

Certificate of Authenticity

I, Joshua A. Terry, 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 8/17/2022.

Affiant Signature

8/22/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/22/2022.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON