Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

This Instrument Prepared By:
G. Philip Anderson, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
James E. Toye
346 E Kaley St
Orlando, FL 32806

MORTGAGEE:

Karen Johnson Davidson County
Batch# 919585 **DEEDWARR**
09/21/2022 10:46:14 AM 2 pgs
Fees: $13.00 Taxes: $991.60

20220921-0104943

SEND TAX BILL TO:
Owner

MAP **092-15**
GROUP **A**
PARCEL **402.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Ferdinand Quinones and Aida Quinones, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **James E. Toye, unmarried**, hereinafter called the GRANTEE, his 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. 402 on the Plan of Elliston Place Quarters, as described in the Master Deed establishing a Horizontal Property Regime with respect to Elliston Place Quarters, of record in Book 6657, page 72, as amended in Book 7232, page 259, Register's Office, Davidson County, Tennessee together with a 1/48th undivided interest in the common elements described in said Master Deed.

Being the same property conveyed to Ferdinand Quinones and Aida Quinones, husband and wife by deed from Justus W. Reid and Phyllis Reid, husband and wife of record in Book 9106, page 180, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2022 and subsequent years.

This is **improved** property known as **2325 Elliston Pl, Unit No. 402, Nashville, Tennessee 37203.**

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, his heirs and assigns , forever, and,

GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 the **20th** day of **September, 2022.**

Ferdinand Quinones

Aida Quinones

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Ferdinand Quinones and Aida Quinones, husband and wife**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 20th day of September, 2022.

G. Philip Anderson
NOTARY PUBLIC

My Commission Expires:

G PHILIP ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $268,000.00.

AFFIANT

Subscribed and sworn to before me on this 20th day of September, 2022.

NOTARY PUBLIC

My Commission Expires: 1.8.2024

G PHILIP ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY