THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 923868 DEEDWARRSP
09/30/2022 11:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,291.30
20220930-0108113

SPECIAL WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Bruna Christina Pazzini Colono and Flavia P Nelson Colono 524 Huntington Ridge Drive Nashville, TN 37211	Owner	161-11-0A-147-00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **RedfinNow Borrower LLC, a Limited Liability Company**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Bruna Christina Pazzini Colono, and Flavia P Nelson Colono, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No 147, on the final plat of Revision One, Huntington Ridge Townhouse Condominiums (erroneously described as Huntington Place Townhomes in prior deed) of record in Book 4675, Page 9, as revised in Book 9700, Page 846, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Phoebe Zhang by Special Warranty Deed from Federal National Mortgage Association of record in Instrument number 20131226-0129729, dated December 18, 2013 and recorded on December 26, 2013, Register's office for Davidson County, Tennessee.

Being further conveyed to RedfinNow Borrower LLC, a Limited Liability Company by Warranty Deed from Phoebe Zhang, of record in Instrument Number 20220602-0063558, dated May 26, 2022 and recorded on June 2, 2022, Register's office for Davidson County, Tennessee.

This is property commonly known as 524 Huntington Ridge Drive, Nashville, TN 37211*
*Note that a street address is not, and is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever made through or under Grantor only, but not otherwise. 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 the hand of the Grantor's authorized representative, this 28th day of September, 2022:

RedfinNow Borrower LLC, a Limited Liability Company

By: x _____

Name: Hala Matar

Title: Asset Manager

STATE OF ~~Tennessee~~ NC

COUNTY OF Mecklenburg

Before me, the undersigned, a Notary Public in and for the State and County aforesaid,

personally appeared Hala Matar (Print Signor's Name), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath

acknowledged himself/herself to be the Asset Manager (Print Signor's Title) of **RedfinNow Borrower LLC**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **RedfinNow Borrower LLC** for the purposes therein contained.

Witness my hand and official seal on this the 28 day of Sept, **2022**:

_____ NOTARY PUBLIC

My Commission Expires: 11-7-26

A CALEB PREVATTE
Notary Public
Mecklenburg
County
My Comm. Exp.
11-07-2026
NORTH CAROLINA

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $349,000.00:

_____
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 30 DAY OF September, 2022.

_____
Notary Public

My Commission Expires: _____

RAGAN N. VEACH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES AUGUST 8TH, 2026

Certificate of Authenticity
for Electronically Filed Document

I, Ragan Veach, 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 September 28, 2022 (date of document)

Date: September 30, 2022

Ragan Veach
Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 30th Day of September, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

AARON FORTNER
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
EXPIRES MAY 9, 2026

202209300108113