Karen Johnson Davidson County
Batch# 924917 DEEDWARR
10/04/2022 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20221004-0109234



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $650,000.00.

Daniel Thompson
Affiant

Subscribed and sworn to before me, this 30th day of September, 2022.

Notary Public

My commission expires: May 7, 2024

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Tonja Russo and John Russo	New Owner	105-11-2D-020.00-CO
1630 Marshall Hollow Drive		
Nashville, TN 37203		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Fabiane Calborn, a single woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Tonja Russo and John Russo, wife and husband

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being Unit No. 20 of Southgate Station, a Horizontal Property Regime With Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66- 27-101, et seq of the Tennessee Code Annotated, under the Declaration of Covenants Conditions and Restrictions for Southgate Station, a Horizontal Property Regime With Private Elements of record in Instrument Number 20170726-0075875, as amended in Instrument No. 20171130-0122369, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "C" on said Amendment to said Declaration; together with a percentage interest in the common elements as set forth in said Master Deed.

Being the same property conveyed to Fabiane Calborn, a single woman by Warranty deed from Southgate Partners, LLC a Tennessee limited liability company of record in Instrument No. 20190627-0062743 Register's Office for Davidson County, Tennessee.

This is improved property known as **1630 Marshall Hollow Drive, Nashville, TN 37203.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 30th day of September, 2022.

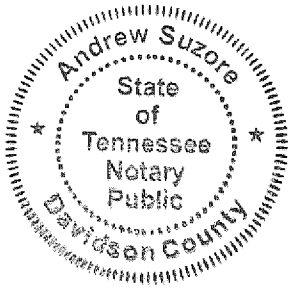
Fabiane Calborn

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Fabiane Calborn, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 30th day of September, 2022.

Notary Public
My Commission Expires: May 7, 2024



SolomonParks File No. 22-000730-524

Tennessee Certification of Electronic Document

I, Keith H. Solomon, 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 09/30/2022 (date of document).

Affiant Signature

10/03/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of October, 2022.

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/12/2023

NOTARY'S SEAL

