Karen Johnson Davidson County
Batch# 931873 DEEDWARR
10/20/2022 10:10:30 AM 4 pgs
Fees: $23.00 Taxes: $1,674.25
20221020-0114401

Name and Address of New Owner:
Avery Holding, LLC
2521 Clifton Avenue, UNIT 203
Nashville, TN 37209

Send Tax Bills To:
Avery Holding, LLC
2521 Clifton Ave, Unit 203
Nashville, TN 37209
This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 092-10-0H-018-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Haden Watson and Rebecca Watson, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Avery Holding, LLC, a Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land situated in Davidson County, Tennessee, being Unit 18, as established in Declaration of Covenants, Conditions and Restrictions for Clifton Condos, a Horizontal Property Regime with Private Elements of record at Instrument No. 20180413-0035156, amended at Instrument No. 20181228-0125893 and Instrument No. 20190220-0015516 in the Register's Office of Davidson County, Tennessee with Plat attached as Exhibit "D" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Haden Watson and Rebecca Watson, husband and wife by deed dated November 25, 2019 from John S. Ikonomidis aka John Sotirios Ikonomidis and Krstyal R Ikonomidis aka Krystal Renee Ikonomidis, husband and wife recorded December 2, 2019 in Instrument No. 20191202-0123186 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of October, 2022.

_____ (SEAL)
Haden Watson

_____ (SEAL)
Rebecca Watson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of October, 2022, before me personally appeared Haden Watson and Rebecca Watson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of October, 2022.

_____
Notary Signature
My commission expires:

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $452,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
17th day of October, 2022.

Notary Public
My commission expires:
File No. 2022-5303-DL



Tennessee Certification of Electronic Document

I, Sharon Fernandez, 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 10/17/22 (date of document).

Regina Sullo
Affiant Signature

10/20/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 20 day of October, 2022.

Sharon Fernandez
Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

