20221429R	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $345,000.00 Affiant Subscribed and sworn to before me, this the 8th day of November, 2022. Notary Public My commission expires: 1/14/24

Karen Johnson Davidson County
Batch# 940010 DEEDWARR
11/10/2022 12:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20221110-0120644

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Jay Michael Varda	F & M Bank	**094120A40700CO**
1540 Lebanon Pike, 407	50 Franklin St.	
Nashville, TN 37210	Clarksville, TN 37040	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Sasha Lopez, an unmarried woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jay Michael Varda, a married man

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

A certain Condominium apartment in Davidson County, Tennessee, described as follows, to-wit being Unit No. 407 on the Plat of The Flats at Ontario, Exhibit B of the Declaration for The Flats at Ontario of record in Instrument No. 20211215-0165601, and labeled as "The Flats at Ontario" on the plat for The Ontario, Exhibit B of the Master Declaration for The Ontario, of record in Instrument No. 20211215-0165599, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description together with and subject to all rights and obligations appurtenant thereto as set forth in said Declaration and Master Declaration.

Being a portion of the same property conveyed to Ontario Partners, Inc., a Tennessee corporation by Quitclaim Deed from 1600 Lebanon Partners, G.P., a Tennessee general partnership of record in Instrument No. 20210315-0033883 Register's Office for Davidson County, Tennessee, dated March 10, 2021 and recorded on March 15, 2021

Being a portion of the same property conveyed to Sasha Lopez, an unmarried woman by Special Warranty Deed from Ontario Partners, Inc., a Tennessee corporation of record in Instrument No. 20220913-0102084 Register's Office for Davidson County, Tennessee, dated September 8, 2022 and recorded on September 13, 2022.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (_x_) unimproved (__) property known as 1540 Lebanon Pike, 407, Nashville, TN 37210.

[signatures appear on the following page]

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 MY/OUR HANDS EFFECTIVE AS OF 4 day of November, 2022:

Sasha Lopez

STATE OF Arizona)
)
COUNTY OF Maricopa)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Sasha Lopez, 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.

Witness my hand, at office, this the 4 day of November, 2022.

My Commission Expires: 04/04/2025

Notary Public

NORMA J. MEDINA
Notary Public - Arizona
Maricopa County
Commission # 597746
My Commission Expires 04/04/2025

Tennessee Certification of Electronic Document

I, Robin White, 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 November 4, 2022 (date of document).

Affiant Signature

11.4.22
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 4 day of November, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 8/10/25

NOTARY'S SEAL

