Karen Johnson Davidson County
Batch# 952329 DEEDWARR
12/16/2022 09:48:30 AM 3 pgs
Fees: $18.00 Taxes: $3,237.50
20221216-0130253

WARRANTY DEED

TAYLOR HUBBARD
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
10/26/25
COUNTY OF WILLIAMSON

File No. DH-22-3677

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson TH

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $875,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jared Condon, Marissa Condon, and Jeffrey Patrisso	newowner	
(NAME)	(NAME)	
1016 Mitchell Road, A		083-08-0U-001-00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Checkerboard Properties, a Tennessee General Partnership**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jared Condon and Marissa Condon, husband and wife, and Jeffrey Patrisso**, HEREINAFTER CALLED THE GRANTEE, THEIR 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 A on the Plan of 1016 Mitchell Road, a Horizontal Property Regime with Private Elements of record in Plat at Instrument No. 20210506-0060971, Amended at Instrument No. 20210813-0109499, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Checkerboard Properties, a Tennessee general partnership by Warranty deed from Jonathan A. Taylor, a married man of record in Instrument No. 20210506-0060970 Register's Office for Davidson County, Tennessee, dated May 4, 2021 and recorded on May 6, 2021.

This is property more commonly known as 1016 Mitchell Road, A, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 15th day of December, 2022.

Checkerboard Properties, a Tennessee Partnership

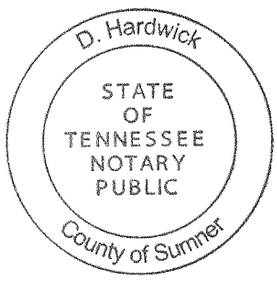
By: _____
Brandon Bubis, Authorized Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of December, 2022, before me personally appeared Brandon Bubis, Authorized Partner of Checkerboard Properties, 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 15th day of December, 2022.

_____
Notary Signature
My commission expires: 05/23/2023



Certificate of Authenticity

I, A. Scott Hubbard, 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

12/15/22.

Date

A. Scott Hubbard

Affiant Signature

December 15, 2022

State of TN
County of Williamson

Sworn to and subscribed before me this 15th day of December, 2022

Notary's Signature

ALICIA R. HAMILTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/21/25
COUNTY OF WILLIAMSON

My Commission Expires: _____
Date

Notary's Seal (if on paper)