Karen Johnson Davidson County
Batch# 954254 DEEDWARR
12/21/2022 01:38:30 PM 3 pgs
Fees: $18.00 Taxes: $980.13
20221221-0131845

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $264,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 12/16/2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/22/26

CONNIE GILL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD My Comm. Exp. 3/22/2026

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-4200

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Joseph Siso	New Owner	136-15-0D-006.00-CO
3411 Old Anderson Road Unit 4		
Antioch, TN 37013		

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,

Tennessee Avenue Development LLC, a Tennessee limited liability company

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

Joseph O. Siso Albornoz, unmarried,

HEREINAFTER CALLED THE GRANTEE(S), 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 No. 4 on the Plan of 3413 Old Anderson Rd, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20180504-0042877, amended in Instrument No. 20180510-0044954, 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 Tennessee Avenue Development LLC, a Tennessee limited liability company, by deed from Ralph M. Singleton, married, of record in Instrument No. 20170110-0002808, Register's Office for Davidson County, Tennessee, dated January 6, 2017 and recorded on January 10, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 3411 Old Anderson Road Unit 4 Antioch, TN 37013

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on December 15, 2022.

Tennessee Avenue Development, LLC, a Limited Liability Company

By: _____
John E. Coleman Jr., Chief Manager

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public of said County and State, personally appeared John E. Coleman Jr., with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager (or other officer authorized to execute the instrument) of Tennessee Avenue Development, LLC, the within named bargainor, a Tennessee limited liability company, and that John E. Coleman Jr., as such Chief Manager, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this December 16, 2022.

_____
Notary Public

My Commission Expires: 3/2/25

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

File #: 2022-4200

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 of document).

Affiant Signature

12/21/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of December, 2022

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

BROKER TITLE & ESCROW, LLC
1404 17TH AVE. SOUTH
NASHVILLE, TN 37212