Karen Johnson Davidson County
Batch# 975569 DEEDWARR
03/01/2023 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20230301-0014604

Prepared By & Return To:
Tennessee Title Services LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-23-362

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 27th day of February, 2023

Notary Public

Commission Expires: 1-6-25

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/06/2025 DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Matthew Ferebee 817 3rd Avenue North #312 Nashville, TN 37201	NEW OWNER 817 3RD AVE N #312 Nashville, TN 37201	082-13-0E-312.00CO

WARRANTY DEED

FOR AND IN 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,

Laura Nancy Banaszewski and Afonso Teles, wife and husband,

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew P. Ferebee

HEREINAFTER CALLED THE GRANTEES, 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. 312, together with storage space No. 3-B, and all rights and appurtenances thereto belonging as set out in the Master Deed of District Lofts, a Condominium Development of record as Instrument No. 20080104-0001256, and amended by surveyors certificate of correction of record in Instrument No. 20080111-0003637, and amended by Instrument No. 20080609-0059308, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description. Unit No. 312 is assigned parking space 30 as shown on the plan of the parking space assignment as of record in Instrument No. 20080609-0059308, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Laura Banaszewski, an unmarried woman, and Craig Banaszewski, a married man, as tenants in common, by Warranty Deed from Andrew T. Dill, an

unmarried man, of record in Instrument No. 20211018-0139573, Register's Office for Davidson County, Tennessee, dated October 4, 2021 and recorded on October 18, 2021. The said Craig Banaszewski died on or about December 26, 2022; Affidavit of Heirship of record in Instrument No. 20230112-0002695 and Instrument No. 20230112-0002696, Register's Office of Davidson County, Tennessee. Being the same property conveyed to Laura Nancy Banaszewski by Quitclaim Deed from Connor Willard Banaszewski, Ashley Ruth Banaszewski and Kelley Lynne Banaszewski of record in Instrument Number 20230112-0002697, Register's Office of Davidson County, Tennessee, recorded January 12, 2023.

Laura Banaszewski and Laura Nancy Banaszewski being one and the same person.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above. This is **improved** property known as: 817 3rd Avenue North, #312, Nashville, TN 37201

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 so 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.

Dated this the 26 day of February, 2023.

Laura N Banaszewski
Laura Nancy Banaszewski

Afonso Teles
Afonso Teles

STATE OF Oregon

COUNTY OF Washington

On this 26th day of February, 2023, before me personally appeared Laura Nancy Banaszewski and Afonso Teles, 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 26th day of February, 2023.

Notary Signature
My commission expires: 08-31-2026

OFFICIAL STAMP
JASON ALEXANDER VAZQUEZ
NOTARY PUBLIC-OREGON
COMMISSION NO. 1028300
MY COMMISSION EXPIRES AUGUST 31, 2026

Certificate of Authenticity

I, Holly A. Mason, 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 February 27, 2023.

Affiant Signature

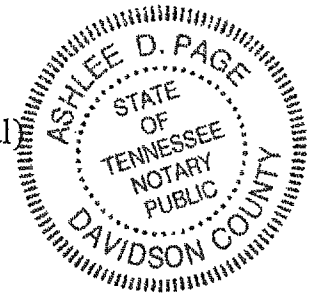
2/27/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 27 day of February, 2023.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026