Send Tax Bills To:
Samantha Nicole Angarola
2124 Bayport Avenue
Nashville, TN 37138

This Instrument Prepared By:
Cedar City Title, LLC
115 East Main Street Ste B
Lebanon, TN 37087

New Owners:
Samantha Nicole Angarola
2124 Bayport Avenue
Nashville, TN 37138

Space for Recorders Stamp

Karen Johnson Davidson County
Batch# 992225 DEEDWARR
04/14/2023 10:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20230414-0027408

Map & Parcel No: 044-09-0B-013.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED SIXTY THOUSAND AND 00/100 (360,000.00)** cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Dayna Waters, an unmarried woman** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Samantha Nicole Angarola,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 13, Phase I, on the Plan of Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190423-0037385 as amended in Instrument No. 20190627-0062402, and in Instrument No. 20200116-0005698, and in Instrument No. 20201203-0140753, in Instrument No. 20210224-0022939 and on Instrument No. 20210825-0115036, and Attorney's Certificate of record in Instrument No. 20200406-0036201, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Rowhouses at Robinson Road, shown on Exhibits "C1" and "C2" to the Fourth Amendment to the Declarations of record in Instrument No. 20210224-0022939, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Dayna Waters, an unmarried woman by Warranty deed from Craighead Partners LLC, a Tennessee limited liability company of record in Instrument No. 20201019-0121114 Register's Office for Davidson County, Tennessee, dated October 16, 2020 and recorded on October 19, 2020.

This is IMPROVED property also known as 2124 Bayport Ave, Nashville TN 37138.

TO HAVE AND TO HOLD said tract or parcel of land, with all rights, improvements, appurtenances, estate, title, easements, and interest unto said Grantees, their heirs, successors and assigns, forever.

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 11th day of April, 2023 .

Dayna Waters

Dayna Waters

STATE OF TENNESSEE
COUNTY OF WILSON

On this 11th day of April, 2023, before me personally appeared Dayna Waters, 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 11th day of April, 2023.

Mallory Dunn

Notary Signature
My commission expires: 3/7/26

MALLORY DUNN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

AFFIDAVIT OF VALUE

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 360,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me this 11th day of April, 2023.

Ashley Fort

Notary Signature
My commission expires: 11/2/26

ASHLEY RAE FORT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Margaret Philpott, 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 **4/11/2023** (date of document).

Affiant Signature

4/11/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **4** day of **April**, 2**023**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

