RETURN TO.
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE 540
NASHVILLE TN 37203

Karen Johnson Davidson County
Batch# 992682 DEEDWARR
04/17/2023 10:15 11 AM 2 pgs
Fees $13.00 Taxes: $1,480 00

20230417-0027782

This Instrument Prepared by:
Legends Title Services, LLC
105 Industrial Drive, Ste. 7
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Angelle Richard Rosata
806 Olympic Street #505
Nashville, TN 37203

SEND TAX BILL TO:
owner

MAP/PARCEL 105-02-3F-505.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Baltazar Barrera, unmarried, hereafter called the GRANTOR,** has bargained and sold, and by these presents, does transfer and convey unto **Angelle Richard Rosata, single woman, hereafter called the GRANTEE,** her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 505 of Alina, a Condominium established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-1041, et seq. of the Tennessee Code Annotated, under the Declaration of Condominium, of record in Instrument Number 20200415-0039348 and amended in Instrument Number 20200609-0058742, Instrument No. 20200721-0079746, Instrument No. 20200727-0082071, Instrument No. 20200827-0097052, Instrument No. 20201030-0127250 and instrument No. 20210309-0030977, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and ail sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit to said Declaration of Condominium; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration of Condominium.

Together with the special rights to use the limited common elements as set out in the Declaration of Condominium for Alina, a Condominium and certain parking space number 46.

Being a portion of the same property conveyed to 806 Olympic LLC, a Michigan limited liability company by Special Warranty deed from Kimberly R. Dano, Trustee of the Dano Family Investment Service Trust of record in Instrument No. 20181218-0122973 Register's Office for Davidson County, Tennessee, dated December 18, 2018, and recorded on December 18, 2018.

Being the same property conveyed to Baltazar Barrera by Warranty deed from 806 Olympic LLC, a Tennessee Michigan limited liability company of record in Instrument No. 20210702-0090071 Register's Office for Davidson County, Tennessee, dated June 28, 2021, and recorded on July 02, 2021.

This is improved property known as **806 Olympic Street #505, Nashville, Tennessee 37203.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE her heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 14th day of April, 2023.

WITNESS MY HAND on this the 14th day of April, 2023.

Baltazar Barrera

STATE OF TENNESSEE
COUNTY OF Davidson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Baltazar Barrera,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 14th day of April, 2023

NOTARY PUBLIC

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

My Commission Expires: 3-2-25

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is ~~$400~~,000.00.

AFFIANT

Subscribed and sworn to before me this the 14th day of April, 2023.

NOTARY PUBLIC

My Commission Expires: 1-8-24

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE