WARRANTY DEED

Karen Johnson Davidson County
Batch# 995669 DEEDWARR
04/24/2023 02 24 21 PM 2 pgs
Fees $13 00 Taxes $1,387 13

20230424-0030044

MJ-HC-23-807

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $374,900 00

Affiant

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires Oct 15 2026

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF APRIL 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
The Haaland Living Trust, dated 12/01/2022	Legacy Home Loans	
(NAME)	(NAME)	
807 18th Ave South Unit #210	1036 Stearman Drive, Ste 6	**092-16-0C-210.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	White House, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **NATHAN VOLPI, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RICHARD E. HAALAND, TRUSTEE, OR HIS SUCCESSORS IN INTEREST, OF THE HAALAND LIVING TRUST, DATED 12/01/2022,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit.

Land in Davidson County, Tennessee being Unit 210, 807 Eighteenth Avenue Condominiums, as established under Master Deed of record in Instrument No. 20041214-0148798, as amended in Instrument No. 20041216-0149823, Instrument No. 20050504-0050222, Instrument No 20051123-0142078, Instrument No. 20060109-0003220, Instrument No. 20070509-0055940, and Instrument No 20080314-0026174 and further described on plan of record attached to said Master Deed as "Exhibit E" in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Nathan Volpi, a single man by Warranty deed from Lisa J Prisock, a single woman of record in Instrument No 20180104-0001351 Register's Office for Davidson County, Tennessee, dated December 29, 2017 and recorded on January 04, 2018 (Value of consideration shown in aforementioned deed $259,900.00)

This conveyance is subject to
- Taxes for the year 2023 and subsequent years
- All matters shown on the Plan attached as Exhibit "E" to the Master Deed of record in Instrument No. 20041214-0148798, as amended in Instrument No 20041216-0149823, Instrument No 20050504-0050222 and Instrument No. 20060109-0003220, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument No 20041130-0142097 and Instrument No. 20040715-0084913, in the Register's Office for Davidson County, Tennessee
- Boundary Line Settlement, Quitclaim Deed and Grant of Easements of record in Instrument No 20050420-0044082, in the Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Instrument No. 20190628-0062917, in the aforesaid Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **807 18th Ave South Unit #210, Nashville, Tennessee 37203**

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the ____ DAY OF APRIL, 2023

Nathan Volpi by Paul Hinman, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of NATHAN VOLPI, and who acknowledged he/she/they executed the same as the free act and deed of the said NATHAN VOLPI

Witness my hand and official seal, this the 21st of April, 2023

Notary Public
My Commission Expires _____
(SEAL)

MELISSA JANSEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212