Prepared by
Record and Return to
Chapman & Rosenthal Title, Inc.
620 Westgate Circle, Suite 150
Brentwood, TN 37027

Prepared by
Tennessee Title & Escrow Affiliates LLC
206 Gothic Court Suite 300
Franklin TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value whichever is greater for this transfer is $619,900.00

Affiant

Subscribed and sworn to before me this 22nd day of May.

Notary Public
My commission expires

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Sep. 21, 2026

Karen Johnson Davidson County
Batch# 1006354 DEEDWARR
05/23/2023 09 55 11 AM 2 pgs
Fees $13 00 Taxes $2,293 63

20230523-0038657

Address of New Owner:	Send Tax Bills to:	Tax Information
Anthony Assante, Jr 1020 Kellow Street Nashville, TN 37208	New Owner	081-03-2B-002 00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10 00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Elizabeth Katelynn Grubbs, a single woman,** hereinafter referred to as Grantor(s) have bargained and sold and do hereby transfer and convey to **Anthony Assante, Jr., an unmarried person and Margaret Powell, an unmarried person, as joint tenants with right of survivorship,** 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

Land in Davidson County, Tennessee being Unit B of Tentwenty Kellow Street, a Horizontal Property Regime with Private Elements as established by Declaration of Covenants Conditions and Restrictions for Tentwenty Kellow Street, a Horizontal Property Regime with Private Elements, as shown on Declaration of record in Instrument No 20201016-0120870, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description

Being the same property conveyed to Elizabeth Katelynn Grubbs a single woman, by Warranty Deed from Yellow Ball LLC dated July 27, 2021 of record in Instrument No 20210729-0102383, Register's Office for Davidson County, Tennessee

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee and such liens limitations restrictions, and easements as may affect the premises Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee

This property is improved property known as 1020 Kellow Street, Nashville, TN 37208

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 Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 22nd day of May, 2023

Elizabeth Katelynn Grubbs

PROVINCE
~~STATE OF~~ Ontario
~~COUNTY OF~~ TORONTO
CITY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Elizabeth Katelynn Grubbs,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at TORONTO, ONTARIO, this the 19 day of May, 2023.

Notary Public

My Commission expires: My commission does not expire

FILE NO. 2023057704

[redacted]

MICHAEL ANTHONY ALVARO
LAW SOCIETY OF ONTARIO
#67655J