Karen Johnson Davidson County
Batch# 1007508 DEEDWARR
05/25/2023 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20230525-0039471

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $290,000.00

Affiant

Subscribed and sworn to before me, this 23 day of May, 2023.

Notary Public
My commission expires: 1-11-26

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Breanna M Nowak	**Simmons Bank ISAOA/ATIMA**	
2019 Nashboro Blvd	**PO BOX 9067**	
Nashville, TN 37217	**PINE BLUFF, AR 71611-9067**	

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 ACKNOWLEDGE, WE,

Erin Dias, Trustee of The Huffine Family Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Breanna M Nowak, an unmarried person

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. 2019, Nashboro Village Twelve Condominium, and Garage Unit No. 2019-0 of said Nashboro Village Twelve Condominium, as shown on Master Plan Plan of Nashboro Village Twelve Condominium, of record in Plat Book 4675, Page 121, Register's Office for Davidson County, Tennessee, together with all right, title, and interest relating to said unit as prescribed and set forth in the Master Deed for Nashboro Village Twelve Condominium, of record in Deed Book 4827, Page 30, said Register's Office.

Being the same property conveyed to Erin Dias, Trustee of The Huffine Family Trust, by Warranty Deed from Michael Huffine, unmarried, dated January 26, 2023, of record in Instrument No. 20230127-0006507, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Michael Huffine, by Warranty Deed from Jesse PCone, Jr, Trustee of the Jesse P Cone, Jr Trust dated August 18, 2000; with Charlotte H Cone, joining to convey her marital interest, dated May 10, 2002, of record in Instrument No. 20020520-0016453, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 2019 Nashboro Blvd, Nashville, TN 37217.

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 do 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 in 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.

_____ Date: 5-23-23
The Huffine Family Trust
By: Erin Dias
It's: Trustee

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Erin Dias** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is TRUSTEE OF The Huffine Family Trust and that she is authorized by The Huffine Family Trust to execute this instrument on its behalf.

Witness my hand, at office, this 23 day of May, 2023.

_____
NOTARY PUBLIC

My Commission Expires: 1-11-26

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Sophia Padgett, 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 5/23/23.

Date

Affiant Signature

5/23/23

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 23 day of May, 2023.

Notary's Signature
My Commission Expires: 4-11-26

Notary's Seal (if on paper)

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY