Karen Johnson Davidson County
Batch# 1007862 DEEDWARR
05/25/2023 01:33:30 PM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20230525-0039574

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,100,000.00.

Affiant

Subscribed and sworn to me on 05/19/23.

NOTARY PUBLIC
My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jonathan Gandhi & Alyson J. Rabinowitz 1727 A 4th Avenue North, Nashville, TN 37208	Synovus Bank 800 Shades Creek Parkway Birmingham, AL 35209	082 05 0Q 001.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Lauren Nicole Vozza, an unmarried woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Jonathan Gandhi and Alyson J. Rabinowitz, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of Homes at 1727 4th Avenue North, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 1727 4th Avenue North, a Horizontal Property Regime, of record in Instrument Number 20141231-0119316, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.
>
> Being the same property conveyed to Lauren Nicole Vozza, an unmarried woman, by Warranty Deed from Stephanie Sinclair Jones and husband, Shane Andrew Jones, of record in Instrument No. 20200930-0112891, in the Register's Office of Davidson County, Tennessee, dated September 30, 2020 and recorded on September 30, 2020.
>
> This is Improved property, known as 1727 A 4th Avenue North, Nashville, TN 37208.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his/ her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he/ she is 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; and GRANTOR does further covenant and bind himself/herself, his/her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his/her successors 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 our hands on 05/19/23.

Lauren Nicole Vozza

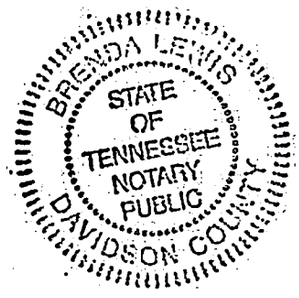
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 05/19/23, before me personally appeared Lauren Nicole Vozza, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that he/ she executed the same as his/ her free act and deed.

Witness my hand and official seal on 05/19/23.

NOTARY PUBLIC

My Commission Expires: 9-8-2025



Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on May 19, 2023.

John Cobb Rochford

May 19, 2023

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on May 19, 2023.

Brooke Sobo

My commission expires: 9/8/26

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2026