WARRANTY DEED

Karen Johnson Davidson County
Batch# 1034417 DEEDWARR
08/03/2023 02:54:30 PM 3 pgs
Fees: $18.00 Taxes: $2,404.63
20230803-0060211

STATE OF TENNESSEE
COUNTY OF Montgomery
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $649,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/11/2024

(AFFIX SEAL)

TIARRA GRAYMAN NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
216 Centerview Drive, Suite 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Davide Allegra	New Owner	072 09 1P 001.00
(NAME)	(NAME)	
930A Spain Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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 considerations, the receipt of which is hereby acknowledged, I/we Chris Thomas Homes, LLC, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Davide Allegra, unmarried, hereinafter called the GRANTEE(S), his/her/their 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. A, on the plan of HOMES AT 930 SPAIN AVENUE, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20210318-0036374, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being part of the same property conveyed to Chris Thomas Homes, LLC, a Tennessee limited liability company by Warranty Deed from Robert Gale and Bryant Meltzer, dated 01/15/2021, of record in Instrument 20210119-0007663, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 930A Spain Avenue, Nashville, TN 37216

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 1st day of August, 2023.

Chris Thomas Homes, LLC

By: _____

Chris Thomas, Sole Member

State of Tennessee
County of Williamson

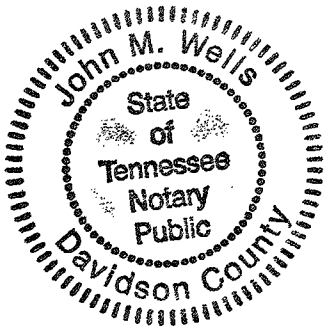
Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Chris Thomas with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Sole Member of Chris Thomas Homes, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Sole Member being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Chris Thomas, as such Sole Member.

Witness my hand and Official seal this 1st day of August, 2023.

_____

Notary Public:

My Commission Expires: 3/9/2027



RETURN TO:
Stewart Title Company Tennessee Division
216 Centerview Drive, Suite 360
Brentwood, TN 37027

Certificate of Authenticity

I, Joshua A. Terry, 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 8/1/23.

Affiant Signature – Joshua A. Terry

8/3/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/3/23.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 28, 2026
COUNTY OF WILLIAMSON