Karen Johnson Davidson County
Batch# 1037711 DEEDWARR
08/14/2023 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20230814-0062792

Name and Address of New Owner:
Jackson Huynh and Daniel Macri
500 Creative Way, #11
Nashville, TN 37115

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 051-10-0I-002-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ian Notario, married, and Susan Merry, a single woman,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jackson Huynh, unmarried and Daniel Macri, unmarried, as joint tenants with right of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 2 of the Niche (formerly known as the Ellington Crossing Townhomes), a horizontal property regime with private elements, as set out in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20190104-0001080, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Ian Notario, a single man, and Susan Merry, a single woman, by Warranty Deed dated April 29, 2021 from Ellington Group, GP, a Tennessee General Partnership, recorded May 3, 2021 in Instrument No. 20210503-0059176 in the Register's Office.

Ian Notario is now married to Michelle Fuentes. Michelle Fuentes hereby joins in to convey any rights she may have, marital or otherwise.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

Doc ID: [illegible]
202308140062792

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11th day of August, 2023.

Ian Notario (SEAL)
Ian Notario

Michelle Fuentes (SEAL)
Michelle Fuentes

Susan Merry (SEAL)
Susan Merry

STATE OF Virginia
COUNTY OF Hanover

GRJ
Michelle Fuentes

On this 11th day of August, 2023, before me personally appeared Ian Notario, [redacted] and Susan Merry, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of August, 2023.

Andrew Roy Yori
REGISTRATION NUMBER 7729541
COMMISSION EXPIRES August 31, 2026

Notary Signature
My commission expires: 08/31/2026

Notarized by USA Notary using online audio / video communication
Executed in Hanover County, VA

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $425,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 11th day of August, 2023.

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Notary Public
My commission expires:
File No. 2023-6236-RS

Doc ID: [redacted]
202308140062792

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 August 14, 2023 (date of document).

Regina Sullo
Affiant Signature

August 14, 2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 14th day of August, 23.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

202308140062792