Karen Johnson Davidson County
Batch# 1048175 DEEDWARR
09/11/2023 10:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,357.90
20230911-0070978

Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $367,000.00.

Affiant

Subscribed and sworn to before me this 8th day of September, 2023.

Notary Public
My Commission Expires: 3-17-24

ELIZABETH LEONBERGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-17-2024

File No.: 2023-753

Address of New Owner:	Send Tax Bills to:	Tax Information:
Elizabeth J. Winkler	New Owner	
108 Newsome Green Nashville, TN 37221		142-07-0C-079.00-CO

WARRANTY DEED

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 acknowledged, we

Salvador Todaro and Charmaine Todaro, husband and wife

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Elizabeth J. Winkler, an unmarried woman

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit No. 79 Ashley Green, a Horizontal Property Regime Established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123; herein referred to as the "Act") and the provisions of the Master Deed for Ashley Green of record in Book 7184, page 44, Certificate of Correction and Affidavit of record in Book 7467, Page 279, First Amendment to Master Deed for Ashley Green of record in Book 7482, Page 312, and Amendment to Master Deed for Ashley Green of record in Instrument No. 20111101-0084880, Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto of record in Book 7184, Page 71, said Register's Office (collectively the "Master Deed"), to which Master Deed reference is here made for a more complete and accurate description of said unit.

Being the same property conveyed to Salvador Todaro and Charmaine Todaro, husband and wife by

Warranty deed from Joan H. Estes, a widow, as to an undivided 50% interest, and Joseph C. Estes, Jr., unmarried, as to an undivided 50% interest, as joint tenants with right of survivorship, of record in Instrument No. 20170627-0064292 Register's Office for Davidson County, Tennessee, dated June 01, 2017 and recorded on June 27, 2017.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property and the address of the herein described property is believed to be 108 Newsom Green, Nashville, TN 37221, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 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 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.

Witness my hands this 7th day of September, 2023.

Salvador Todaro by Corey Benjamin Todaro his attorney-in-fact

Salvador Todaro by Corey Benjamin Todaro, his Attorney-In-Fact

Charmaine Todaro by Corey Benjamin Todaro her attorney-in-fact

Charmaine Todaro by Corey Benjamin Todaro, her Attorney-In-Fact

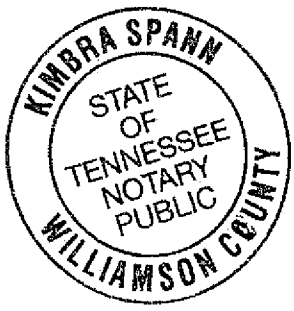
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Corey * Benjamin Todaro, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Salvador Todaro and Charmaine Todaro and that he is authorized by Salvador Todaro and Charmaine Todaro, to execute this instrument on their behalf, as evidenced by a Power of Attorney recorded in Book ____, page ____ or simultaneously herewith.

202309110070977

Witness my hand, at office, this 7th day of September, 2023.

Notary Signature
My commission expires:01/17/2027



TRUE COPY CERTIFICATION

I, Elizabeth Leonberger, 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 September 8, 2023.

Signature
Date: September 8, 2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 8th day of September, 2023 personally appeared before me, a notary public for the State aforesaid, Elizabeth Leonberger, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025