Name and Address of New Owner:
Jack A. Ritossa and Ashley C. Drengler
106 Hanover Square
Nashville, TN 37215

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1068587 DEEDWARR
11/06/2023 08:35:30 AM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20231106-0086424

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 117010E01400CO

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, **George A. Dean and Kimberly J. Dean, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jack A. Ritossa and Ashley C. Drengler,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain condominium apartment in Davidson County, Tennessee, being Lot No. 7 of Hanover Square Condominiums, as of record in Book 5200, Page 134, and Book 5210, Page 260, and by Master Deed of record in Book 5380, Page 164, as amended by instrument of record in Book 5565, Page 948, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to George A. Dean and spouse, Kimberly J. Dean by Warranty Deed from Robert H. Chilton, III, Executor, With Full Power, Under The Estate of Barbara H. Chilton dated March 15th 2000 and recorded March 16th 2000 of record in Instrument No. 20000316-0026890 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2024 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 106 Hanover Square, Nashville, TN 37215

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.

NotaryCam Doc ID: fa4070b4-3794-465a-a2ad-09e87a116989
202311060086424

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of October, 2023.

George A Dean
_____(SEAL)
George A. Dean

Kimberly J Dean
_____(SEAL)
Kimberly J. Dean

STATE OF Texas
COUNTY OF Bexar

On this 26th day of October, 2023, before me personally appeared George A. Dean and Kimberly J. Dean, 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 26th day of October, 2023.

Christopher Barraza
_____
Notary Signature
My commission expires: 2/28/2026

NOTARY PUBLIC STATE OF TEXAS
CHRISTOPHER BARRAZA
Notary ID #133615569
My Commission Expires
February 28, 2026

Completed via Remote Online Notarization using 2 way Audio/Video technology.

AFFIDAVIT OF VALUE

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 $1,100,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 26th day of October, 2023.

_____
Notary Signature
My commission expires:

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

NotaryCam Doc ID: fa4070b4-3794-465a-a2ad-09e87a116989
202311060086424

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 10/26/23 (date of document).

Affiant Signature

10/26/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

