Karen Johnson Davidson County
Batch# 1068715 DEEDWARR
11/06/2023 11:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20231106-0086609

WARRANTY DEED

File No. EY-23-5321

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of November, 2023

Laura Elizabeth Mathis
Notary Public

MY COMMISSION EXPIRES: 3-28-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Molly Sherrard	New Owner	
(NAME)	(NAME)	
3000 Hillsboro Pike, #63		117-03-0A-063.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/we, **Alexa Francesca Valforte, a single woman and Antonella Valforte, a married woman**, as tenants in common with rights of survivorship, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Molly Sherrard, an unmarried woman**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND 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 a certain condominium apartment in Davidson County, Tennessee, being Unit No. 63 on the plan of Versailles Apartments, of record in Book 5050, page 80, as amended by Surveyor's Certificate of Correction for record in Book 5171, page 153, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Alexa Francesca Valforte, a single woman and Antonella Valforte, a married woman, as tenants in common with rights of survivorship, by Warranty deed from Patrick Casey Carter and wife, Patricia Haley Carter of record in Instrument No. 20200922-0108618 Register's Office for Davidson County, Tennessee, dated September 17, 2020 and recorded on September 22, 2020.

The subject property was not a marital residence of Antonella Valforte and as such is not subject to any marital or homestead interest.

This is property more commonly known as 3000 Hillsboro Pike, #63, Nashville, TN 37215.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 3rd day of November, 2023.

Alexa Francesca Valforte

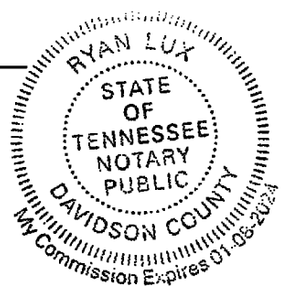
Antonella Valforte

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of November, 2023, before me personally appeared Alexa Francesca Valforte, 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 3rd day of November, 2023.

Notary Signature
My commission expires:

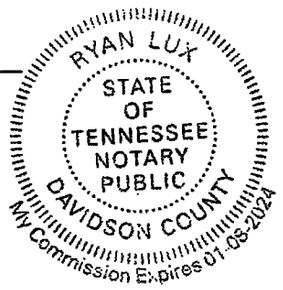


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of November, 2023, before me personally appeared Antonella Valforte, 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 3rd day of November, 2023.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Tonya Loftin, 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 **November 3, 2023**.

Date

Tonya Loftin
Affiant Signature

November 6, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 6th day of November, 2023.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)