Karen Johnson Davidson County
Batch# 1113412 DEEDWARR
03/21/2024 08:47:30 AM 3 pgs
Fees: $18.00 Taxes: $2,312.13
20240321-0019464

WARRANTY DEED

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $624,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th DAY OF March, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Lombardo and Maria Lombardo	New Owner	
(NAME)	(NAME)	092-06-0D-002.00-CO
15790 SW 250 St.		
(ADDRESS)	(ADDRESS)	
Homestead, FL 33031		
(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, **Will H. Amundson, unmarried** . HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Lombardo and Maria Rosa Rochetti Lombardo, Husband and Wife** , 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B of Homes at 804 A and B 28th Avenue North, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 804 A and B 28th Avenue North, a Horizontal Property Regime, of record in Instrument o. 20180629-0063374, as amended in Instrument No. 20190416-0034526, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration, together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Will H. Amundson and Mikayla A. Amundson husband and wife by Warranty Deed from Avenue 11 Development LLC of record in Instrument No. 20200622-0066719 Register's Office for Davidson County, Tennessee, dated June 18, 2020 and recorded on June 22, 2020.

Being the same property conveyed to Will H. Amundson by Quitclaim Deed from Mikayla A. Amundson of record in Instrument No. 20210823-0113539 Register's Office for Davidson County, Tennessee, dated August 19, 2021 and recorded on August 23, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 804 B N 28th Ave Nashville, TN 37208
(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 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 hand this 19th day of March, 2024.

Will H. Amundson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Will H. Amundson** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of March, 2024.

Notary Public

My Commission Expires: 9/7/2026



Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 3/19/24 (date of document).

Affiant Signature

3/20/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20th day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

JILL SWICEGOOD NOTARY SEAL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON