Karen Johnson Davidson County
Batch# 1135498 DEEDWARR
05/15/2024 03:07:30 PM 4 pgs
Fees: $23.00 Taxes: $1,512.93
20240515-0036103

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38158-04-2024**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $408,900.00. Affiant Subscribed and sworn to before me this 15th day of May, 2024. Notary Public My Commission Expires: 7/17/27

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Mike A. Zubero 2112 Acklen Avenue #207 Nashville, TN 37212	**Send Tax Bills To:** Mike Zubero 2652 NE 3rd St. Pompano Beach, FL 33062	**Tax Information:** Map and Parcel No.: 104120C20700CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joshua Davis Joncs, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MIKE A. ZUBERO and JENETTE K. ROTATORI-ZUBERO, HUSBAND AND WIFE as to an 80% undivided interest, AND JOSEPHINE M. ZUBERO an unmarried woman as to a 20% undivided interest, as joint tenants with rights of survivorship** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2112 Acklen Avenue #207, Nashville, TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees,theirs heirs and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of May, 2024.

Joshua Davis Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joshua Davis Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of May, 2024.

Notary Public

My Commission Expires:

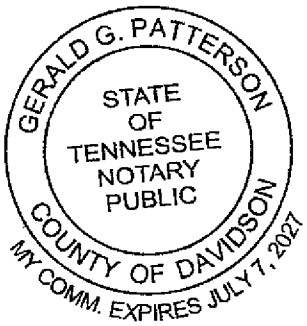


EXHIBIT "A"

A certain Condominium apartment in Davidson County, Tennessee, being Unit No. 207 on the Plan of Villages at Acklen, a Horizontal Property Regime with, with Master Deed and Bylaws of record in Instrument No. 20051221-0152869, as amended in Instrument No. 20060112-0004705, Instrument No. 20061108-0139002, Instrument No. 20061115-0141802, Instrument No. 20061227-0158825 and Instrument No. 20070621-0074025, Register's Office of Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with a undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Joshua Davis Jones, a single man, by Warranty Deed from Martha Ann Margrave and Fred Joseph Artibee, Jr., wife and husband, of record in Instrument No. 20190715-0069054, in the Register's Office of Davidson County, Tennessee, dated July 12, 2019 and recorded on July 15, 2019.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Villages at Acklen Condominium of record in Instrument No. 20051221-0152869, as amended by instrument(s) of record in Instrument No. 20060112-0004705, Instrument No. 20061108-0139002, Instrument No. 20061115-0141802, Instrument No. 20061227-0158825 and Instrument No. 20070621-0074025; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
4. All of the terms and provisions set forth and contained in that certain Lease between Alliance Development, LLC., Lessor, and Acklen Place Homeowners Association, Lessee, recorded in Instrument No. 20051026-0129448.
5. Urban Renewal Plan recorded in Book 10737, Page 558.

Tennessee Certification of Electronic Document

I, George Mudter, 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 5/15/24 (date of document).

Affiant Signature

5/15/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of May, 2024.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

