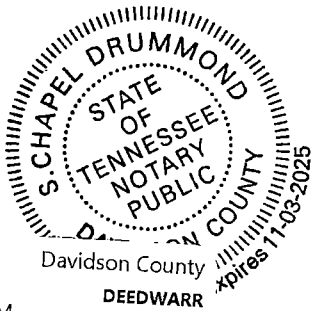
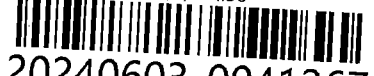
Warranty Deed



Karen Johnson
Batch # 1141687
06/03/2024 02:40:24 PM
Fees: $13.00 Taxes: $2,164.50



20240603-0041267

Davidson County
DEEDWARR
2 pgs

State of Tennessee
County of Davidson

The actual consideration for this transfer is $585,000.00-.

Affiant

Subscribed and sworn to before me this the 29th day of May, 2024

Notary Public
My Commission Expires: 11-3-25

INSTRUMENT WAS PREPARED BY ~~AND PLEASE RETURN TO:~~
Marketplace Title and Escrow, LLC.
1880 General George Patton Dr.
Suite 107
Franklin, Tennessee 37067

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-TAG-24-10294

Address of New Owners:	Send Tax Bills To:	Map Parcel Numbers:
Braxton Braun Griffin 1829 11th Avenue North, Unit A, Nashville, TN 37208	NEW OWNER	081-07-0O-002-00

KNOW ALL MEN BY THESE PRESENTS that **Cortney Lantigua and Shane Lantigua, wife and husband**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever transfer unto **Braxton Braun Griffin, an unmarried man**, their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, and described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 1829 11th Avenue North, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1829 11th Avenue North, a Horizontal Property Regime, of record in Instrument No. 20160328-0028866, 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 Cortney Rochelle Edmondson and Shane Lantigua, wife and husband by Quit Claim Deed from Cortney Rochelle Edmondson, an unmarried person of record as Instrument No. 20201102-0127906 in the Register's Office for Davidson County, Tennessee, dated October 26, 2020 and recorded on November 2, 2020.

This is improved property having a physical address of: 1829 11th Avenue North, Unit A, Nashville, TN 37208

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of records, (4) building restrictions, and (5) other matters f public record.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of May, 2024

Cortney Lantigua

Shane Lantigua

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of May, 2024, before me personally appeared Cortney Lantigua and Shane Lantigua, 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 29th day of May, 2024.

Notary Signature
My commission expires: 10/4/2027

